



2024-001673
Klamath County, Oregon
03/05/2024 09:58:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Steven Roy Willis dba Willis Talk Sunshine From
Beyond
8541 Okey Ln SE
Turner, OR 97392

Until a change is requested all tax statements shall be
sent to the following address:

Steven Roy Willis dba Willis Talk Sunshine From
Beyond
8541 Okey Ln SE
Turner, OR 97392
File No. 622994AM

STATUTORY WARRANTY DEED

Irene Barry and William Barry Trustees of the Barry Family Trust, dated March 16, 2011,
Grantor(s), hereby convey and warrant to

Steven Roy Willis dba Willis Talk Sunshine From Beyond,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

**Lot 19 in Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, according to
the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**ALSO, being in the Northwest quarter of the Southeast quarter of Section 29, Township 38 South,
Range 9 East of the Willamette Meridian, Klamath County, Oregon, situated in the City of
Klamath Falls, Klamath County, Oregon:**

**Beginning at the Southeast corner of Lot 19, Block 13 of FAIRVIEW ADDITION to the City of
Klamath Falls, Oregon; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence
West 44 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$99,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 4 day of March ¹⁶, 2024 ¹⁶.

Barry Family Trust, dated March 16, 2011

Irene Barry
Irene Barry, Trustee

State of Oregon} ss.
County of Lake}

On this 4th day of March ¹⁶, 2024, before me, Kim Annette Callaghan
a Notary Public in and for said state, personally appeared Irene Barry known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Barry Family Trust, dated March 16, 2011, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kim Annette Callaghan
Notary Public for the State of Oregon»
Residing at: Lake County, Oregon
Commission Expires: 8/4/2024

