



2024-005944
Klamath County, Oregon
07/11/2024 10:22:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Melea A. Kellogg, Trustee of the Melea Kellogg
Trust, dated October 24, 2023
28538 Liberty Rd.
Sweet Home, OR 97386

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

Melea A. Kellogg, Trustee of the Melea Kellogg
Trust, dated October 24, 2023
28538 Liberty Rd.
Sweet Home, OR 97386

File No. 639231AM

STATUTORY WARRANTY DEED

Jim W. Barr and Kelly Anne Barr, Trustees, or their successors in trust, under the Barr Living Trust, dated April 28, 2021 and any amendments thereto,

Grantor(s), hereby convey and warrant to

Melea A. Kellogg, Trustee of the Melea Kellogg Trust, dated October 24, 2023,

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:

Lots 1 and 2 in Block 12 of Tract No. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2607-001A0-06000
2607-001B0-11400

The true and actual consideration for this conveyance is \$850,000.00.

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:

Real property taxes due, if any, but not yet payable

Return To: 

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 10 day of July, 2024

Barr Living Trust

Jim W. Barr
Jim W. Barr, Trustee

Kelly Anne Barr
Kelly Anne Barr, Trustee

State of Oregon } ss.
County of Deschutes }

On this 10th day of July, 2024, before me, Angela Lavonne Bender
a Notary Public in and for said state, personally appeared Jim W Barr and Kelly Anne Barr known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Barr Living Trust, 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.

Angela Lavonne Bender
Notary Public for the State of Oregon»
Residing at: Oregon
Commission Expires: July 28, 2025

