

2024-008351

Klamath County, Oregon



00333845202400083510010015

09/24/2024 11:40:16 AM

Fee: \$82.00

GRANTOR NAME AND ADDRESS:

JANET LOUISE BARNES
PO Box 1346
Chiloquin, Oregon 97624

GRANTEE NAME AND ADDRESS:

JANET BARNES, Trustee
of the JANET BARNES TRUST
PO Box 1346
Chiloquin, Oregon 97624

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney
435 Oak Avenue
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

JANET LOUISE BARNES
PO Box 1346
Chiloquin, Oregon 97624

WARRANTY DEED - STATUTORY FORM

JANET LOUISE BARNES, Grantor, conveys and warrants to **JANET BARNES, Trustee of the JANET BARNES TRUST** uad 9-24-2024, Grantee, that certain real property in the County of Klamath, State of Oregon, civilly described as 30073 Modoc Point Road and 34535 Castle Drive, Chiloquin, Oregon, and legally described as follows to-wit:

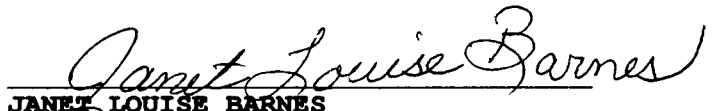
Lot 6, Tract No. 1281 Pine Meadow Village Phase 1 according to the plat thereof on file in the office of the Clerk of Klamath County, Oregon.
Account # 892933 Map Taxlot #3507-017A0-03600

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."


DATED this 24th day of September, 2024.


JANET LOUISE BARNES

STATE OF OREGON, County of Klamath) ss:

Personally appeared **JANET LOUISE BARNES**, before me on the 24th day of September, 2024, and acknowledged the foregoing instrument to be her voluntary act and deed.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27