



2025-001694
Klamath County, Oregon
03/10/2025 01:05:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Timothy Byrd and Jennifer Byrd

7488 Compromise Hill Rd.

Gloucester, VA 23061

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

Timothy Byrd and Jennifer Byrd

7488 Compromise Hill Rd.

Gloucester, VA 23061

File No. 667474AM

STATUTORY WARRANTY DEED

Barry G. Leach and Laura Leach, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Timothy Byrd and Jennifer Byrd, as Tenants by the Entirety,

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 31, Block 1, Bella Vista, Tract 1235, according to the official plat thereof on file in the office of
the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$40,000.00.

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: March 6, 2025

Barry G. Leach
Barry G. Leach

Laura Leach
Laura Leach

State of Virginia } ss
County of Gloverster }

On this 6 day of March, 2025, before me, Robert Joseph Sowell, a Notary Public in and for said state, personally appeared Barry C. Leach and Laura Leach, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Robert Joseph Sowell
Notary Public for the State of Virginia
Residing at: 7169 Clements Ave. Gloucester, Va. 23061
Commission Expires: 01-31-2028

