

## Grantor Name and Address:

JAMES LESTER BARR  
917 BENNING ROAD  
GALESVILLE, MD 20765

## Grantee Name and Address:

JAMES L. BARR, TRUSTEE  
917 BENNING ROAD  
GALESVILLE, MD 20765

## After recording, return to:

STOUFFER LEGAL, LLC  
658 KENILWORTH DR., #203  
TOWSON, MD 21204

## Until requested otherwise, send all tax statements to:

JAMES L. BARR, TRUSTEE  
917 BENNING ROAD  
GALESVILLE, MD 20765

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**SPECIAL WARRANTY DEED**

JAMES LESTER BARR, whose address is 917 Benning Road, Galesville, MD 20765 (referred to herein as "Grantor"), hereby conveys and specially warrants to JAMES L. BARR, TRUSTEE, or any successors in trust, under the JAMES BARR FAMILY TRUST dated 2-3-2025 and any amendments thereto, whose address is 917 Benning Road, Galesville, MD 20765 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances created or suffered by the Grantor except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: 1673 North Airport Road, Crescent, OR 97733

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: NONE

Dated: 2-18-2025

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.

GRANTOR:

James Lester Barr

James Lester Barr

STATE OF Maryland )  
COUNTY OF Anne Arundel ) ss.

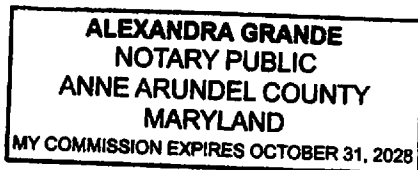
This instrument was acknowledged before me on February 18, 2025, by James Lester Barr.

[Affix Notary Seal]

[Signature]

SIGNATURE OF NOTARY PUBLIC

My commission expires: 10/31/28



## EXHIBIT A

### Legal Description

**the following described real property, free of encumbrances except as specifically set forth herein, to wit:**

**A parcel of land situated in the SW 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a 5/8 inch iron pin marketing the Northeast corner of the SE 1/4 SW 1/4 of Said Section 25; thence South 89°12'47" West along the North line of said SE 1/4 SW 1/4 a distance of 512.5 feet to a 5/8 inch iron pin; this being the true point of beginning; thence South 334.91 feet; thence South 62°49' West a distance of 296.02 feet; thence North 466.60 feet to a point on the North line of said SE 1/4 SW 1/4; thence North 89°12'47" East along the North line of said SE 1/4 SW 1/4, 263 feet to the point of beginning.**

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*