

Amerititle # 1626919

RECORDING REQUESTED BY:


Western Title & Escrow

497 Oakway Road, Suite 340
Eugene, OR 97401

AFTER RECORDING RETURN TO:

Order No.: WT0278968-TS

DeeAnn R. Barker
221 N Central Ave, #289
Medford, OR 97501

SEND TAX STATEMENTS TO:

DeeAnn R. Barker
221 N Central Ave, #289
Medford, OR 97501

APN:256127

Map: 3510-01700-00900

2025-009743

Klamath County, Oregon

10/30/2025 01:37:01 PM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Martin Mertus, Grantor, conveys and warrants to **DeeAnn R. Barker**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

The NE1/4 of the SW1/4 of the NE1/4 of Section 17, Township 35 South, Range 10
East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/29/25




Martin Mertus

State of OREGON

County of Klamath

This instrument was acknowledged before me on OCT 29th, 2025 by Martin Mertus.


Notary Public - State of OR

My Commission Expires: 12/22/28

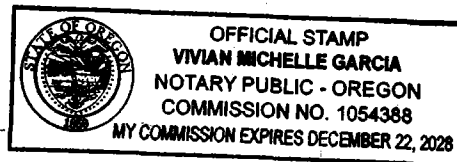


EXHIBIT "A"

Subject to:

The provisions contained in Ewauna Box Company Rights of Way, Recorded: March 7, 1949,
Instrument No.: Volume 229, page 217.

An easement including the terms and provisions thereof, affecting the portion of the Land
and for the purposes stated therein as set forth in instrument:

Recorded: November 30, 1977

Instrument No.: Volume M77, Page 23148

Unofficial
Copy