

25328

MTC 30207
WARRANTY DEED Vol. 176 Page 29725

CARL J. GHORMLEY, TRUSTEE U/D/T DATED JANUARY 8, 1986, V/B/O CARL J. GHORMLEY,
HARRIET K. GHORMLEY, ETAL,
Grantor(s) hereby grant, bargain, sell and convey to:
MARK SKILLMAN,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of Klamath and State of Oregon, to wit:

AS SET FORTH IN EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
1996-1997 TAXES, A LIEN NOT YET DUE AND PAYABLE

and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 2,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5000 CIRRUS DRIVE NO. 203, MEDFORD, OR 97504

Dated this 17 day of Sept., 1996

GHORMLEY TRUST DATED JANUARY 8, 1986

BY: Carl J. Ghormley TRUSTEE
CARL J. GHORMLEY

BY: Harriet K. Ghormley TRUSTEE
HARRIET K. GHORMLEY

STATE OF _____, County of _____
This instrument was acknowledged before me on _____, 19____
by _____
as _____
of _____

Notary Public of _____
My commission expires _____

ESCROW NO. AP720401JH

Return to:
MARK SKILLMAN
5000 CIRRUS DRIVE NO. 203
MEDFORD, OR 97504

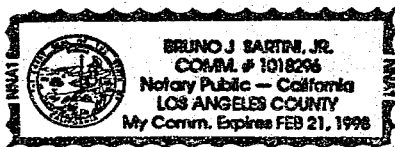
96 SEP 19 AM 11:53

401

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of Los AngelesOn September 17, 1996 before me, Bruno J. Sartini, Jr. - Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Carl J. Sharmley and Harriet K. Sharmley
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Bruno J. Sartini Jr.
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty DeedDocument Date: September 10, 1996 Number of Pages: OneSigner(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Carl J. Sharmley

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: Harriet K. Sharmley

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The North half of the Northwest quarter of the Southeast quarter of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A non-exclusive roadway easement for ingress and egress 30 feet in width abutting the East and South sides of the following described line:

Beginning at the South quarter corner of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, and running thence North on the North-South center line of said Section 32 to the center of said Section; thence East on the East-West center line of said Section 32 to the East quarter corner of said Section; thence North on the West line of Section 33 to the Northwest corner of the South half of the Northwest quarter of the Northwest quarter of said Section 33; thence East along the North line of the South half of the North half of the North half of said Section 33 to the Southwest corner of the North half of the Northeast quarter of the Northeast quarter of said Section 33; thence North along the West line of said North half of the Northeast quarter of the Northeast quarter to the existing public road along the North line of said Section 33.

It is understood and agreed that at such time as public roads are made available to the hereinabove described Parcel 1, this easement shall terminate and be of no further effect.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day
of Sept. A.D., 1996 at 11:53 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 29725.

Bernetha G. Lettich County Clerk

By Hedden Ross

FEES \$40.00