

05 JUL 11 PM 3:51

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After recording return to:
Callie Gilchrist/Raab
43643 Highway 62
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:
Callie Gilchrist/Raab
43643 Highway 62
Chiloquin, OR 97624

File No.: 7021-606529 (SAC)
Date: July 05, 2005

State of Oregon, County of Klamath
Recorded 07/11/05 3:51 p m
THIS SPACE Vol M05 Pg 52830-32
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

STATUTORY WARRANTY DEED

Philip C. Dimick, Jr., Grantor, conveys and warrants to **Callie Gilchrist/Raab and Kimberly Jeanette Gilchrist and Cindi Suzette Gilchrist/Posatas, not as tenants in common, but with full rights of survivorship,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The Taxes, a lien not yet payable..
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$235,000.00**. (Here comply with requirements of ORS 93.030)

31FJ

APN: 188674

Statutory Warranty Deed
- continued

File No.: **7021-606529 (SAC)**
Date: **07/05/2005**

Dated this 8 day of July, 2016

Philip C. Dinkel.

Philip C. Dimick Jr.

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 8 day of July, 2005
by **Philip C. Dimick, Jr.**

Notary Public for Oregon

My commission expires: 3-30-77



APN: 188674

Statutory Warranty Deed
- continuedFile No.: 7021-606529 (SAC)
Date: 07/05/2005**EXHIBIT A****LEGAL DESCRIPTION:****Parcel 1:**

A parcel of land in Section 18, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the South 1/16 corner of Section 18, Township 34 South, Range 7 East of the Willamette Meridian; thence South 88°56'26" East, 515.76 feet to the East right of way line of State Highway 62; thence South 11°39'58" East along the right of way, 41.01 feet; thence South 88°56'26" East, 130 feet to the true point of beginning; thence South 88°56'26" East, 70.00 feet to the beginning of a 100.00 foot radius curve to the right; thence along the arc of 100.00 foot radius curve to the right, 75.05 feet (delta 43°00') to the end of said curve; thence South 0°20'00" East, 275.35 feet; thence North 82°10'00" West, 33.80 feet; thence North 19°25'00" West, 318.25 feet to the true point of beginning.

Parcel 2:

A parcel of land situated in the SW 1/4 SW 1/4 of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon. Said parcel being a portion of Parcel 2 of Land Partition #57-94 as recorded in the Klamath County Clerk's Office, more particularly described as follows:

Commencing at the South 1/16 corner of said Section 18; thence South 88°56'26" East, 515.76 feet to the East right of way of State Highway 62; thence South 11°39'58" East along said right of way 41.01 feet; thence South 88°56'26" East 130.00 feet; thence South 19°25'00" East, 135.64 feet to the true point of beginning; thence continuing South 19°25'00" East 120.00 feet; thence South 84°17'00" West 30.88 feet; thence North 19°25'00" West 120.00 feet; thence North 84°17'00" East 30.88 feet to the point of beginning.