

2007-007986

Klamath County, Oregon



After recording return to:  
Warren Renner and Yolanda Renner  
43643 Highway 62  
Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:  
Warren Renner and Yolanda Renner  
43643 Highway 62  
Chiloquin, OR 97624

File No.: 7021-1023505 (ALF)  
Date: April 16, 2007

THIS SPA



05/03/2007 11:36:02 AM

Fee: \$41.00

### STATUTORY WARRANTY DEED

**Callie Gilchrist-Raab and Kimberly Jeanette Gilchrist and Cindi Suzette Gilchrist-Posatas, not as tenants in common, but with full rights of survivorship**, Grantor, conveys and warrants to **Warren Renner and Yolanda Renner, husband and wife**, 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.

**Subject to:**

1. 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.

The true consideration for this conveyance is **\$282,000.00**. (Here comply with requirements of ORS 93.030)

41-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Dated this 2 day of May, 2007.

Callie Gilchrist-Raab  
Callie Gilchrist-Raab

Kimberly Jeanette Gilchrist

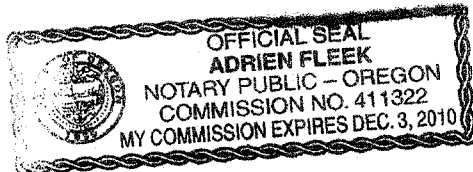
Cindi Suzette Gilchrist-Posatas

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 2 day of May, 2007  
by ~~Callie Gilchrist-Raab and Kimberly Jeanette Gilchrist and Cindi Suzette Gilchrist-Posatas.~~

Adrien Fleeck

Notary Public for Oregon  
My commission expires: 12-3-10



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Dated this 18 day of April, 2007.

Callie Gilchrist-Raab

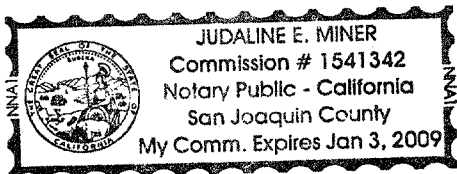
Kimberly Jeanette Gilchrist

Cindi Suzette Gilchrist-Posatas

STATE OF California,

County of San Joaquin )ss.

This instrument was acknowledged before me on this 18 day of April, 202007.  
by **Callie Gilchrist-Raab and Kimberly Jeanette Gilchrist and Cindi Suzette Gilchrist-Posatas.**




Judaline E. Miner Notary  
Cindi Suzette Gilchrist-Posatas  
Notary Public for Suzette Gilchrist-Posatas.  
My commission expires 1/3/09.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

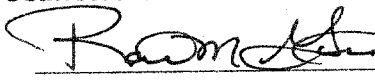
\_\_\_\_\_  
Callie Gilchrist-Raab

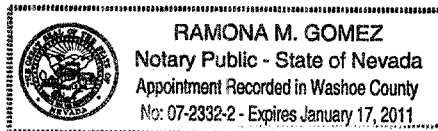
  
\_\_\_\_\_  
Kimberly Jeanette Gilchrist

\_\_\_\_\_  
Cindi Suzette Gilchrist-Posatas

STATE OF Nevada )  
County of Washoe ) ss.

This instrument was acknowledged before me on this 4 day of 19, 202007  
by **Callie Gilchrist-Raab and Kimberly Jeanette Gilchrist and Cindi Suzette Gilchrist-Posatas.**

  
\_\_\_\_\_  
Notary Public for First American Title  
My commission expires: 1-17-11



**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.