

2007-015828  
Klamath County, Oregon

After Recording Return to:  
MARK ROBERT GANDER and  
RENEE LYNN GANDER

31000 W. Winifred Rd

Topanga, CA 90290  
Until a change is requested all tax statements

Shall be sent to the following address:  
SAME AS ABOVE



09/07/2007 03:25:56 PM

Fee: \$31.00

**WARRANTY DEED**  
(INDIVIDUAL)

ATE: 65117-PS

EARL E. JOHNSON, herein called grantor, convey(s) to MARK ROBERT GANDER and RENEE LYNN GANDER, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$170,000.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated August 3, 2007.

  
EARL E. JOHNSON

STATE OF CALIFORNIA, County of SAN DIEGO ) ss.

On AUGUST 30th, 2007 personally appeared the above named EARL E. JOHNSON and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065117

Before me: SEE ATTACHED SURAT  
Notary Public for California  
My commission expires:

Official Seal

#31-A

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

State of California

County of San Diego

} ss.

☒ See Attached Document (Notary to cross out lines 1-6 below)

☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me on this

30th day of August, 2007, by  
Date Month Year

(1) Earl E Johnson

Name of Signer

☐ Personally known to me

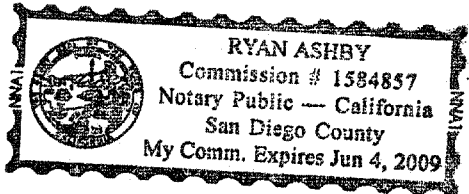
☒ Proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)

(2) \_\_\_\_\_

Name of Signer

☐ Personally known to me

☐ Proved to me on the basis of satisfactory evidence to be the person who appeared before me.



Place Notary Seal Above

Ryan R Ashby  
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.*

**Further Description of Any Attached Document**

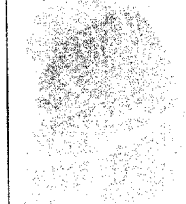
Title or Type of Document: Warranty Deed

Document Date: 08/03/2007 Number of Pages: 2 RA

Signer(s) Other Than Named Above: None

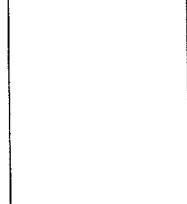
Right Thumbprint  
of Signer #1

Top of thumb here



Right Thumbprint  
of Signer #2

Top of thumb here



**Exhibit A**

**A tract of land situated in the S 1/2 of Section 23, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a 5/8 inch iron pin marking the C 1/4 corner of said Section 23; thence South 89° 29' 05" East, along the East-West centerline of said Section 23, 1549.16 feet to a 5/8 inch iron pin; thence continuing South 89° 29' 05" East 60 feet, more or less, to the thread of Sprague River; thence Southerly along said thread of Sprague River, 330 feet, more or less, to a point that bears South 89° 29' 05" East from the C-N-N-SW 1/256 corner of said Section 23; thence North 89° 29' 05" West 80 feet, more or less, to a 5/8 inch iron pin; thence continuing North 89° 29' 05" West 2731.63 feet to the said C-N-N-SW 1/256 corner; thence North 00° 32' 03" West 326.19 feet to the C-W 1/16 corner of said Section 23; thence South 89° 29' 05" East 1325.05 feet to the point of beginning.**

**TOGETHER WITH the following easement for access as delineated on Major Land Partition 79-47:**

**A 20 foot easement for ingress and egress to various ownerships Westerly of Sprague River, said easement situated in Section 23, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being parallel to and measured at right angles from the following described centerline:**

**Beginning at a point on the North line of said Section 23, said point being North 89° 12' 04" West (North 89° 28' 36" West by recorded Survey No. 2919, as recorded in the office of the Klamath County Surveyor) 988.37 feet from the Northeast corner of said Section 23; thence along the following courses and distances; South 06° 27' 18" East by said Survey No. 2919) 67.02 feet, South 05° 59' 29" East 147.51 feet, South 19° 26' 24" West 457.29 feet, South 00° 58' 14" East 448.04 feet, South 13° 15' 29" West 229.49 feet, South 13° 16' 30" West 388.25 feet, South 18° 49' 35" West 397.72 feet, South 27° 57' 04" West 279.84 feet, South 02° 16' 20" West 218.19 feet, South 17° 47' 59" West 94.45 feet, South 01° 32' 08" West 83.70 feet, South 29° 44' 24" West 113.48 feet, South 21° 52' 07" East 190.64 feet, South 27° 33' 25" West 290.28 feet, and South 13° 50' 47" West 52.81 feet to a point on the South line of the N 1/2 NW 1/4 SE 1/4 of said Section 23, said point being South 89° 23' 30" East 1,047.38 feet from the C-N-S 1/64 corner of said Section 23.**

**EXCEPT any portion of said easement lying within the boundaries of the parcel first above described, AND EXCEPT any portion of said easement lying within the Winema National Forest.**

**CODE 008 MAP 3509-02300 TL 00200 KEY #251890  
CODE 008 MAP 3509-023D0 TL 06200 KEY #253969**