



mtc 97322-CT

THIS SPACE RESERVED FOR RECORDER'S USE

2013-004838

Klamath County, Oregon

05/06/2013 11:35:07 AM

Fee: \$42.00

After recording return to:

Cindy Tolotti

PO Box 7183

Reno, NV 89510

Until a change is requested all tax statements shall be sent to the following address:

Cindy Tolotti

PO Box 7183

Reno, NV 89510

Escrow No. MT97322-CT

Title No. 0097322

SWD1 r.020212

### STATUTORY WARRANTY DEED

**Theodore H. Gehrman,**

Grantor(s), hereby convey and warrant to

**Cindy Tolotti and Diane Williams, with the rights of survivorship, as to a 50% interest and Theodore H. Gehrman, as to a 50% interest, all as tenants in common,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

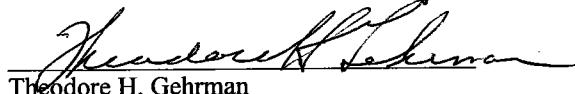
**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **Love and Consideration.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

Dated this 3rd day of May, 2013



Theodore H. Gehrman

State of Oregon

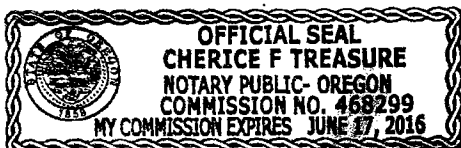
County of KLAMATH

This instrument was acknowledged before me on May 3rd, 2013 by Theodore H. Gehrman.



(Notary Public for Oregon)

My commission expires 6/17/2016



42 AMT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point in the centerline of a 60' roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein bears South  $89^{\circ}44\frac{1}{2}'$  West along the said roadway centerline 1485.2' to a point in the West boundary of the said Section 11 and North  $0^{\circ}13\frac{1}{2}'$  West 1662.5' to the said Section corner and running thence North  $0^{\circ}01'$  West 331.4' to a point in the Northerly boundary of the said N1/2 SE1/4 NW1/4 of Section 11; thence North  $89^{\circ}47'$  East along said boundary line 65.7'; thence South  $0^{\circ}01'$  East 331.3', more or less, to an intersection with the centerline of the above-mentioned roadway; thence South  $89^{\circ}44\frac{1}{2}'$  West along said roadway centerline 65.7' more or less, to said point of beginning.