

MT 97355-DS
AmeriTitle

THIS SPACE RESERVED FOR RECORDER'S USE

2013-006683

Klamath County, Oregon

06/13/2013 01:48:10 PM

Fee: \$47.00

After recording return to:

ALLEN D. GANGBIN

P. O. Box 432

CALISTOGA, CA 94515

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

ALLEN D. GANGBIN

P. O. Box 432

CALISTOGA, CA 94515

Escrow No. MT97355-DS

Title No. 0097355

SWD r.020212

STATUTORY WARRANTY DEED

GLEND A. LUND and SHARON K. SMITH, as tenants in common,

Grantor(s), hereby convey and warrant to

ALLEN D. GANGBIN and MERLE L. GANGBIN, as tenants by the entirety,

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:

Lots 6 and 7 in Block 25 of Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file
in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$64,900.00**.

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:

47AMT

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 10 day of June, 2013

Glenda G. Lund
GLENDA G. LUND

Sharon K. Smith
SHARON K. SMITH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 10, 2013 by GLENDA G. LUND



Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires

11/20/2015

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2013 by SHARON K. SMITH

Sharon K. Smith
(Notary Public for Oregon)

My commission expires _____

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 10th day of June, 2013

GLEND A. LUND

 Sharon K. Smith
SHARON K. SMITH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _____, 2013 by GLEND A. LUND

(Notary Public for Oregon)

My commission expires _____

State of Oregon

County of Lane

This instrument was acknowledged before me on June 10th 2013 by SHARON K. SMITH

 Aimee E. Escobedo
(Notary Public for Oregon)

My commission expires 05/31/2016

