



**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

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**STATUTORY WARRANTY DEED**

**GLEND A G. 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:

47 AMT

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

\_\_\_\_\_  
(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 10<sup>th</sup> day of June, 2013

\_\_\_\_\_  
GLENDA G. LUND

Sharon K. Smith  
SHARON K. SMITH

State of Oregon  
County of KLAMATH

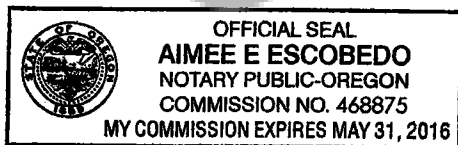
This instrument was acknowledged before me on \_\_\_\_\_, 2013 by GLENDA G. LUND

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

State of Oregon  
County of Lane

This instrument was acknowledged before me on June 10<sup>th</sup>, 2013 by SHARON K. SMITH



Aimee E Escobedo  
(Notary Public for Oregon)

My commission expires 05/31/2016