

1st 2257738 LW



After recording return to:
Jesse A St John and Amy R St John
11701 Tingley Ln
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Jesse A St John and Amy R St John
11701 Tingley Ln
Klamath Falls, OR 97603

File No.: 7021-2257738 (LW)
Date: May 20, 2014

2014-007724

Klamath County, Oregon

07/24/2014 12:11:03 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Christian J Gatz and Penny R Gatz as tenants by the entirety, Grantor, conveys and warrants to **Jesse A St John and Amy R St John, husband and wife as Tenants by the Entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A Parcel of land situate in the SW 1/4 of the NW 1/4 of Section 4, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 7/8" iron pipe 33 feet East of the center line of Tingley Road which is 1810.20 feet South 00°22'00" East of a railroad spike in the intersection of Tingley and Midland Roads marking the Northwest corner of Section 4, Township 40 South, Range 9 East of the Willamette Meridian; thence running 870.40 feet in a direction of South 00°22'00" East along the East right of way of Tingley Road to a 60 penny nail in the East half of the pavement of said Road, said nail being on the North line of the W 1/2 SW 1/4 of Section 4; thence turning and running 751.15 feet along said North line in a direction of North 89°36'25" East along property owned by E. G. Parker to a 1 1/2" iron pipe 6 feet long; thence turning and running 1149.4 feet in a direction of North 41°02'08" West along property owned by James V. Lockard to a 7/8" iron pipe, which is the point of beginning.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of Tingley Lane, **AND EXCEPTING THEREFROM** any portion thereof lying within the boundaries of the USBR No. 20 drain and the USBR C-4-1 Lateral.

True Consideration \$ 280,000.00

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.


2014/2015 Real Property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$280,000.00**. (Here comply with requirements of ORS 93.030)

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.

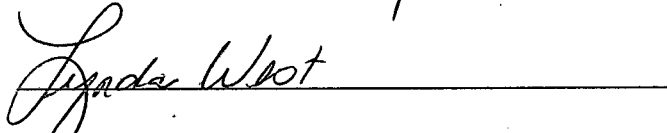
Dated this 18 day of July, 2014.


Christian J Gatz


Penny R Gatz

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18 day of July, 2014
by **Christian J Gatz and Penny R Gatz.**



Notary Public for Oregon
My commission expires: 2-10-17

