



THIS SPACE RESERVED FOR RE

2014-008415
Klamath County, Oregon
08/12/2014 12:44:13 PM
Fee: \$47.00

After recording return to:

Matthew S. Edmonds

34830 Clearview Drive

Chiloquin, OR 97624

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

Matthew S. Edmonds

34830 Clearview Drive

Chiloquin, OR 97624

Escrow No. MT101116CT

Title No. 0101116

SWD r.020212

STATUTORY WARRANTY DEED

John W. Gilbert and Marnie May Gilbert, as tenants by the entirety, who acquired title as John Gilbert and Marnie Gilbert,

Grantor(s), hereby convey and warrant to:

Matthew S. Edmonds,

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:

Lot 16, Tract 1350, AGENCY LAKESHORE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$250,000.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

47.00

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 08 day of Aug, 2014

John W. Gilbert, by Marnie May Gilbert,
as his attorney in fact

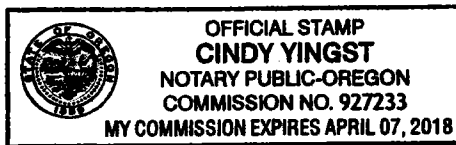
John W. Gilbert, by Marnie May Gilbert, as his attorney in fact

Marnie May Gilbert
Marnie May Gilbert

State of Oregon

County of Clatsop

This instrument was acknowledged before me on August 08, 2014 by Marnie May Gilbert, individually and as attorney in fact for John W. Gilbert.



Cindy Yingst
(Notary Public for Oregon)

My commission expires April 07, 2018