



2015-005830  
Klamath County, Oregon  
06/05/2015 02:06:44 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Justin Russell Riach

4416 Bristol Avenue

Klamath Falls, OR 97603

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

Justin Russell Riach

4416 Bristol Avenue

Klamath Falls, OR 97603

File No. 39438AM

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### STATUTORY WARRANTY DEED

**Edward E. Gibson and Jessica M. Gibson, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Justin Russell Riach ,**

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:

**Beginning at a point on the South line of Bristol Avenue which lies North 89° 38' East 807.55 feet and South 0° 21' East 30 feet from the Northwest corner of S1/2 of S1/2 of NW1/4 of SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89° 38' East along said right of way line, 83.6 feet; thence South 0° 22' East 148.64 feet; thence South 68° 00' West 89.93 feet; thence North 0° 22' West 181.8 feet, more or less, to the point of beginning, being in the S1/2 of S1/2 of NW1/4 of SW1/4 of said Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.**


The true and actual consideration for this conveyance is **\$169,000.00**.

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:

Grant.

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 4th day of June, 2015.



Edward E Gibson



Jessica M Gibson

State of Oregon } ss  
County of Klamath }

On this 4th day of June, 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Edward E. Gibson and Jessica M. Gibson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 9-8-17

