

187 2487033-LW



After recording return to:  
Amy Joan Gorges  
P.O. Box 1569  
Mammoth Lakes, CA 93546

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Amy Joan Gorges  
P.O. Box 1569  
Mammoth Lakes, CA 93546

File No.: 7021-2487033 (LW)  
Date: July 15, 2015

2015-009786

Klamath County, Oregon

09/02/2015 01:24:10 PM

Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Katherine A Kroeker**, Grantor, conveys and warrants to **Amy Joan Gorges**, 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:

**PARCEL 1:**

**BEGINNING AT A POINT 285 FEET EAST OF THE NORTHWEST CORNER OF BLOCK 50A; THENCE SOUTH 300 FEET; THENCE EAST 142 1/2 FEET; THENCE NORTH 300 FEET; THENCE WEST 142 1/2 FEET TO THE POINT OF BEGINNING, IN BLOCK 50A EAST BONANZA ADDITION TO THE TOWN OF BANANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**TOGETHER WITH THAT PORTION OF VACATED RIVER STREET WHICH INURES TO SAID PROPERTY.**

**PARCEL 2:**

**THE WESTERLY 285 FEET OF BLOCK 50A IN EAST BONANZA ADDITION TO THE TOWN OF BONANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**TOGETHER WITH THAT PORTION OF VACATED TEDDY STREET AND THAT PORTION OF VACATED RIVER STREET WHICH INURES TO SAID PROPERTY.**

**PARCEL 3:**

Consideration \$190,000.00

F.  
62.00

**BEGINNING AT A POINT 1,200 FEET WEST AND 810 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 10, IN TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, STATE OF OREGON; THENCE, SOUTH 300 FEET; THENCE WEST 145 FEET; THENCE, NORTH 300 FEET; THENCE, EAST 145 FEET TO THE PLACE OF BEGINNING.**

**TOGETHER WITH THAT PORTION OF VACATED TEDDY STREET WHICH INURES TO SAID PROPERTY.**

**PARCEL 4:**

**BEGINNING AT A POINT 1345 FEET WEST AND 810 FEET NORTH FROM THE CORNER OF SECTIONS 10, 11, 14 AND 15, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON, THIS BEING THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED FROM A. J. HICKMAN AND OTHERS TO F. W. BOLD, RECORDED IN VOLUME 97, PAGE 169 OF KLAMATH COUNTY DEED RECORDS; THENCE FROM SAID POINT OF BEGINNING IN A SOUTHERLY DIRECTION PARALLEL TO THE EAST BOUNDARY OF SAID TRACT 300 FEET; THENCE WESTERLY AT RIGHT ANGLES TO SAID EAST BOUNDARY LINE 145 FEET; THENCE NORTHERLY PARALLEL TO SAID EAST BOUNDARY LINE 300 FEET; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID TRACT 145 FEET TO THE PLACE OF BEGINNING; CONTAINING APPROXIMATELY ONE ACRE AND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN.**

**PARCEL 5:**

BEGINNING AT A POINT ON THE EASTERLY LINE OF WEST PARK STREET, EAST BONANZA, OREGON, WHICH IS WEST 1890 FEET AND NORTH 810 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 10, 11, 14, AND 15, TOWNSHIP 39 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, SAID POINT OF BEGINNING IS THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND HERETOFORE CONVEYED TO F. W. BOLD BY DEED RECORDED IN VOLUME 87 PAGE 124, DEED RECORDS OF KLAMATH COUNTY, OREGON, AND REVISED BY DEED CORRECTION DATED MARCH 21, 1932; THENCE EASTERLY AT RIGHT ANGLES TO WEST PARK STREET 250 FEET; THENCE NORTHERLY PARALLEL WITH WEST PARK STREET 30 FEET; THENCE EASTERLY AT RIGHT ANGLES WITH THE WEST PARK STREET 80 FEET; THENCE SOUTHERLY PARALLEL WITH WEST PARK STREET 30 FEET; THENCE EASTERLY AT RIGHT ANGLES TO WEST PARK STREET 540 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF KLAMATH COUNTY MARKET ROAD NUMBER 3, ALSO KNOWN AS THE BONANZA-LORELLA NORTH ROAD AND THE LANGELL VALLEY MARKET ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID MARKET ROAD 690 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE FIRST DESCRIPTIVE PARAGRAPH OF THAT CERTAIN DEED TO W. H. KITTS, WHICH DEED IS DATED MARCH 29, 1930 AND RECORDED IN VOLUME 91 PAGE 111, DEED RECORDS; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID KITTS TRACT 210 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH BOUNDARY OF THE SAID KITTS TRACT AND SAID SOUTHERLY BOUNDARY EXTENDED, 285 FEET, MORE OF LESS, TO THE EASTERLY LINE OF SAID WEST PARK STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID WEST PARK STREET 60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. BEING A PORTION OF THE SE 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, FORMERLY A PART OF EAST BONANZA OR SHOOK'S ADDITION.

**Subject to:**

1. The 2015/2016 Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$190,000.00**. (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 28 day of August, 2015.

Katherine A. Kroeker  
Katherine A Kroeker

STATE OF ~~Oregon~~ Washington  
County of ~~Klamath~~ Stevens ) ss.

This instrument was acknowledged before me on this 28 day of Aug, 2015  
by **Katherine A Kroeker**.

Lindsay Joy Thomas  
Notary Public for ~~Oregon~~ Washington  
My commission expires: 5-9-17

