

2015-013153

Klamath County, Oregon



00179467201500131530030037

12/07/2015 08:21:48 AM

Fee: \$52.00

Recording requested and  
after recording, return to:  
Beverly B. Banghart  
10668 East Ironwood Drive  
Scottsdale, AZ 85258

Send tax statements to:  
Beverly B. Banghart  
10668 East Ironwood Drive  
Scottsdale, AZ 85258

### **STATUTORY WARRANTY DEED**

**BEVERLY BANGHART**, as Trustee of the Gosage Family Survivor's Trust with an address of 10668 East Ironwood Drive, Scottsdale, AZ 85258 ("Grantor") conveys and warrants to **BEVERLY B. BANGHART and JOSEPH R. BANGHART** whose address is 10668 East Ironwood Drive, Scottsdale, AZ 85258 ("Grantee") the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

#### **TWP35 RNGE 11, BLOCK SEC 30, TRACT W2 LOT 2**

The true consideration for this conveyance is \$2,000.00.

This property is free of encumbrances EXCEPT COVENANTS, CONDITIONS, RESTRICTIONS, LIENS AND ENCUMBRANCES OF RECORD AS OF THE DATE HEREOF:

[

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

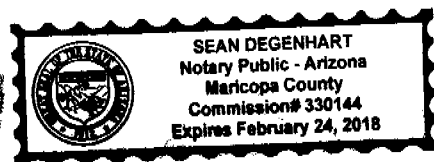
DATED this 24 day of Nov, 2015

Beverly B. Banghart  
Grantor

STATE OF ARIZONA  
COUNTY OF MARICOPA

} ss.

The foregoing instrument was acknowledged before me on this 24 day of Nov, 2015, by **BEVERLY BANGHART**, as Trustee of the Gosage Family Survivor's Trust who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Sean Degenhart  
Printed Name: SEAN DEGENHART

Notary Public in and for the State of Arizona

**EXHIBIT A**  
Property Description

**KLAMATH COUNTY, OREGON**

**TWP 35 RNGE 11, BLOCK SEC 30, TRACT W2 LOT 2, ACRES 19.16**

**MAP: R-3511-03000-00800-000**

**CODE: 8**

**TAX ACCOUNT # R287932**