



**2015-013741**  
**Klamath County, Oregon**  
 12/23/2015 01:33:13 PM  
 Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James W. Harris and Lisa K. Allred  
13649 Highway 66  
Klamath Falls, OR 97601

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

James W. Harris and Lisa K. Allred  
13649 Highway 66  
Klamath Falls, OR 97601  
 File No. 75673AM

**STATUTORY WARRANTY DEED**

**Gerald A. Garidel and Lia L. Brock,**

Grantor(s), hereby convey and warrant to

**James W. Harris and Lisa K. Allred, as Tenants by the Entirety,**

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:

**A parcel of land in the SW1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the Southwest corner of a tract conveyed to Robert Bruce Anderson by Deed recorded November 20, 1968 in Volume M68, page 10291, said point being on the West line of said Section 32, 1152.09 feet, more or less, South from the West ¼ corner of said Section; thence East along the South line of said Anderson tract a distance of 808.19 feet to the West right of way line of Highway 66; thence South 01 degrees 33' 30" East long said Highway a distance of 186.77 feet to the North boundary line of Lot 1; thence North 89 degrees 50' 15" West along said North boundary line a distance of 806.82 feet to the Section line between Section 31 and 32; thence North 02 degrees 00' 07" West along said Section line a distance of 184.53 feet to the point of beginning.**

**EXCEPTING THEREFROM the following:**

**A parcel of land in the SW1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at a 1/2" iron pin, said pin being on the West line of said Section 32, 1152.09 feet, more or less, South from the West 1/4 corner of said Section 32; thence due East 290 feet to a point; thence due South 02 degrees 00' 07" East, 184.53 to a point; thence North 89 degrees 50' 15" West, 290 feet to a brass monument; thence North 02 degrees 00' 07" West, 184.53 feet to the point of beginning.**

The true and actual consideration for this conveyance is **\$380,000.00**.

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:

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 22nd day of Dec, 2015.

Gerald A. Garidel  
Gerald A. Garidel

Lia L. Brock  
Lia L. Brock

State of Oregon } ss  
County of Klamath }

On this 22nd day of Dec, 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Gerald A. Garidel and Lia L. Brock, 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.

Debbie Sinnock  
Notary Public for the State of Oregon  
Residing at: Klamath Co  
Commission Expires: 9-8-17

