



2016-002574
Klamath County, Oregon
03/09/2016 10:02:50 AM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Thomas J. Gallacher

P.O. Box 242

Boulder Creek, CA 95006

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

Thomas J. Gallacher

P.O. Box 242

Boulder Creek, CA 95006

File No. 89862AM

STATUTORY WARRANTY DEED

Ruth M. McEachern as Trustee of the Ruth Mildred McEachern Revocable Trust Agreement UDA March 17, 1997 and her successors in Trust,

Grantor(s), hereby convey and warrant to

Thomas J. Gallacher , an unmarried man

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:

Please see attached exhibit "A"

The true and actual consideration for this conveyance is **\$46,000.00**.

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 2 day of March, 2016

Ruth Mildred McEachern Revocable Trust Agreement UDA March 17, 1997

By: Ruth M. McEachern
Ruth Mildred McEachern, Trustee

State of Oregon } ss.
County of Clatsop }

On this 2 day of March, 2016, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared Ruth M. McEachern known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Ruth Mildred McEachern Revocable Trust Agreement UDA March 17, 1997, and acknowledged to me that he/she/they executed the same as Trustee and her successors in trust.

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

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: 10/19/2019

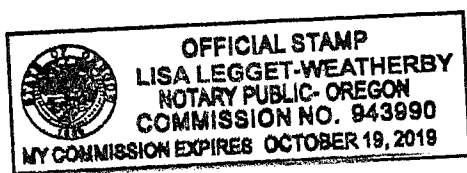


EXHIBIT "A"

PARCEL ONE

All that part of Lot 21, Subdivision of Block 125 of MILLS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at the West corner of said Lot 21; thence Northeast along the Southerly line of Orchard Avenue, 42.5 feet to the angle in the street line; thence east along the street line 3.3 feet; thence to the right at an angle of 70°8' with the Southerly line of Orchard Avenue, 66.4 feet to the Southwesterly line of Lot 21; thence Northwest along the lot line 79.5 feet more or less to the point of beginning.

R-3809-033AD-02100-000

PARCEL TWO

That portion of the strip of land contiguous to the Southwesterly side (79.5 feet deed distance) of Lot 21, Block 125 MILLS ADDITION, shown on the map filed May 1, 1926 in the Klamath County records and between the extension of the Northwesterly boundary line and the extension of the line subdividing the West portion of said Lot 21 described in the Warranty Deed dated August 30, 1950, recorded in Book 241 at Page 492, filed in the Klamath County records, to the centerline of that strip of land described in that certain Correction Deed to the United States dated September 28, 1912, recorded in Book 38 at Page 209, filed in the records of Klamath County, State of Oregon.

PARCEL THREE

Being all that portion of the strip of land contiguous to the Northerly boundary of Lot 24 and the portion of Lot 21 described in the Grant Deed to Theodore R. Hughey and Elsie L Hughey dated July 23, 1956, recorded in Book 288 Page 510, deed records of Klamath County, shown on the map of Block 125, MILLS ADDITION, City of Klamath Falls, filed May 1, 1926, and between the extensions of the Easterly boundary line and the Westerly boundary line of said Lot 24 and the portion of Lot 21 to the centerline of the strip of land described in that certain Correction Deed to the United States dated September 28, 1912, recorded in Book 38 Page 209, deed records of Klamath County, State of Oregon.

PARCEL FOUR

Lot 21 except the portion thereof conveyed by deed from R.C. Prudhomme and wife to Wm. T. Vale, recorded March 8, 1939 in Book 120 Page 547, deed records of Klamath County, Oregon, and also except the portion thereof conveyed in deed from R.C. Prudhomme and wife to Duvall McKenny and Jesse McKenny, his wife, recorded April 22, 1940 in Book 128 Page 519, deed records of Klamath County, all in Subdivision Plat of Block 125, MILLS ADDITION, to the City of Klamath Falls, Oregon, according to the duly recorded plat on file thereof.

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PARCEL FIVE

Being all that portion of the strip of land lying contiguous to the Northerly boundary of Lot 23, Block 125, MILLS ADDITION to the City of Klamath Falls, shown on the map filed May 1, 1926, in the Klamath County records, and between extensions of the Easterly boundary line and the Westerly boundary line of said Lot to the centerline to that strip of land described in that Certain Correction Deed to the United States dated September 28, 1912, recorded in Book 38 Page 209, filed in the records of Klamath County, State of Oregon.

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