



**2016-003822**

**Klamath County, Oregon**

**04/15/2016 11:21:39 AM**

**Fee: \$52.00**

THIS SPACE RESER

After recording return to:

Todd M. Goebel, Trustee of the Beverly J. Hanson

Trust FBO Darryl Pech

430 Walnut Ave

Klamath Falls, OR 97601

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

Todd M. Goebel, Trustee of the Beverly J. Hanson

Trust FBO Darryl Pech

430 Walnut Ave

Klamath Falls, OR 97601

File No. 76199AM

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### STATUTORY WARRANTY DEED

**Jackie Jean Gion, Successor Trustee under the Hunt Loving Trust, Dated October 18, 1993, Grantor(s), hereby convey and warrant to**

**Todd M. Goebel, Trustee of the Beverly J. Hanson Trust FBO Darryl Pech ,**

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 **\$78,500.00.**

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 15 day of April, 2016

Jackie Jean Gion

Jackie Jean Gion, Successor Trustee of the Hunt Loving Trust, Dated October 18, 1993

By: Jackie Jean Gion Trustee  
Jackie Jean Gion

State of Oregon} ss.  
County of Klamath}

On this 15 day of April, 2016, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Jackie Jean Gion known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Hunt Loving Trust Dated October 18, 1993, and acknowledged to me that he/she/they executed the same as Trustee.

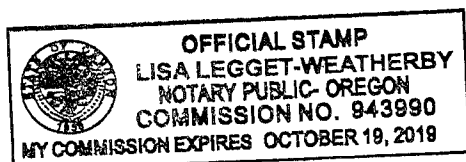
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby

Notary Public for the State of Oregon»

Residing at: Klamath

Commission Expires: 10/19/19



## EXHIBIT "A"

A tract of land located in the SE1/4 NE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said tract of land lying adjacent to the West right-of-way of the County road known as "Washburn Way" and being more particularly described as follows:

Beginning at an iron pin located South 0° 11' West A distance of 427.42 and South 89° 57' West a distance of 30.0 feet from the initial point described on the plat of "Altamont Small Farms"; said initial point being South 0° 06' East a distance of 1344.0 feet from the Northwest corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89° 57' West a distance of 178.71 feet to an iron pin; thence South 0° 11' West a distance of 208.71 feet to an iron pin; thence North 89° 57' East a distance of 178.71 feet to an iron pin; thence North 0° 11' East a distance of 208.71 feet, more or less to the point of beginning.

TOGETHER WITH an area of land situated in the NE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the North line of that Tract of land described in Volume 266, page 259 of the Klamath County Deed Records and the West Right of Way Line of Washburn Way from which the N1/16 corner common to Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and said Section 16 bears North 05°20'27" East 404.71 feet; thence North 01°05'24" East along the said West right of way line 18.17 feet; thence leaving said West right of way line North 89°26'39" West 182.20 feet; thence South 00°48'20" West 198.22 feet; thence South 89°28'14" East 9.35 feet to a point on the boundary of said Volume 266, page 259; thence along the boundary of said Volume 266, page 259 the following courses: North 00°48'20" East 180.06 feet and South 89°26'39" East 172.76 feet to the point of beginning, with bearings based on the Oregon State Plane Coordinate System South Zone #3602.

EXCEPTING THEREFROM an area of land situated in the NE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the South line of that tract of land described in Volume 266, page 259 of the Klamath County Deed Records and the West Right of Way line of Washburn Way from which the N1/16 corner common to Section 15, Township 39 South, Range 9 East of the Willamette Meridian and Section 16 bears North 03°40'36" East 612.88 feet; thence North 00°26'32" East along the said West right of way line 28.69 feet; thence leaving the said West right of way line North 89°28'14" West 173.90 feet to a point on the boundary of said Volume 266, page 259; thence along the boundary of said Volume 266, page 258 the following courses: South 00°48'20" West 28.69 feet and South 89°28'14" East 174.08 feet to the point of beginning, with bearings based on the Oregon State Plane Coordinate System South Zone #3602.