



THIS SPACE RESE

2017-001210
Klamath County, Oregon
02/06/2017 02:28:00 PM
Fee: \$47.00

After recording return to:

Ian R. Gardner and Brittany D. Gardner

P.O. Box 1905

Klamath Falls, OR 97601

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

Ian R. Gardner and Brittany D. Gardner

P.O. Box 1905

Klamath Falls, OR 97601

File No. 138451AM

STATUTORY WARRANTY DEED

Robert B. Lee, Jr. and Pamela S. Lee, Trustees, or any Successor Trustee(s) of the Robert B. Lee, Jr. and Pamela S. Lee, Revocable Living trust U/D/T August 29, 2011, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Ian R. Gardner and Brittany D. Gardner, 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:

Lot 21 of TRACT 1242 - PLUM VALLEY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

A parcel of real property situated in Section 33, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point at the Northwest corner of the S1/2 N1/2 of Section 33, move East along the North boundary of the parcel, 907.19 feet more or less to the point of beginning; thence move East 1188.24 feet more or less to a point at the West edge of the Olf Fort Road; thence Southeast along the road 711.97 feet more or less to a point; thence move West 1464.0 feet to a point; thence 661.2 feet to the point of beginning.

The true and actual consideration for this conveyance is \$448,000.00.

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 3 day of Feb 2017

The Robert B. Lee, Jr. and Pamela S. Lee, Revocable Living Trust U/D/T August 29, 2011

By: [Signature]
Robert B. Lee, Jr., Trustee

By: [Signature]
Pamela S. Lee, Trustee

State of Oregon } ss
County of Klamath }

On this 3 day of February, 2017, before me, Stacy Howard a Notary Public in and for said state, personally appeared Robert B. Lee, Jr. and Pamela S. Lee, Trustees of the Robert B. Lee, Jr. and Pamela S. Lee Revocable Living Trust, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 10-19-19

