



THIS SPACE RESERVED FOR

2017-009631
Klamath County, Oregon
08/25/2017 01:32:02 PM
Fee: \$57.00

After recording return to:

Thomas K. Cornell and Vickie L. Cornell
3178 E Langell Valley Road
Bonanza, OR 97623

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

Thomas K. Cornell and Vickie L. Cornell
3178 E Langell Valley Road
Bonanza, OR 97623
File No. 185016AM

STATUTORY WARRANTY DEED

AMY JOAN GORGES,

Grantor(s), hereby convey and warrant to

Thomas K. Cornell and Vickie L. Cornell, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is **\$199,999.00.**

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

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 24 day of August, 2017

Amy Joan Gorges
Amy Joan Gorges

State of Oregon } ss
County of Clatsop }

On this 24 day of August, 2017, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Amy Joan Gorges, 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.

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

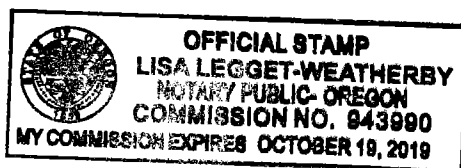
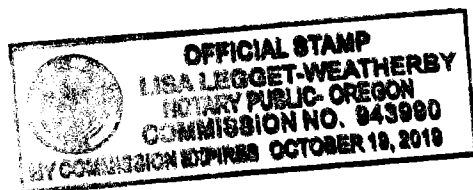


EXHIBIT 'A'

File No. 185016AM

Parcel 1:

Beginning at a point 285 feet East of the Northwest corner of Block 50A; thence South 300 feet; thence East 142 1/2 feet; thence North 300 feet; thence West 142 1/2 feet to the point of beginning, in Block 50A East Bonanza Addition to the town of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with that portion of vacated River Street which inures to said property.

Parcel 2:

The Westerly 285 feet of Block 50A in East Bonanza Addition to the town of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with that portion of vacated Teddy Street and that portion of vacated River Street which inures to said property.

PARCEL 3:

Beginning at a point 1,200 feet West and 810 feet North of the Southeast corner of Section 10, in Township 39 South, Range 11 East of the Willamette Meridian, in Klamath County, State of Oregon; thence, South 300 feet, thence West 145 feet; thence, North 300 feet; thence, East 145 feet to the place of beginning.

Together with that portion of vacated Teddy Street which inures to said property.

Parcel 4:

Beginning at a point 1345 feet West and 810 feet North from the corner of Sections 10, 11, 14 and 15, Township 39 South, Range 11 East of the Willamette Meridian, in Klamath County, Oregon, this being the Northeast corner of a certain tract of land described in deed from A.J. Hickman and others to F.W. Bold, recorded in Volume 97, page 169 of Klamath County

Deed Records; thence from said point of beginning in a Southerly Direction parallel to the East Boundary of said Tract 300 feet; thence Westerly at right angles to said East boundary line 145 feet; thence Northerly parallel to said East boundary line 300 feet; thence Easterly along the North boundary of said Tract 145 feet to the place of beginning; and being a portion of the Southeast quarter of Section 10, Township 39 South, Range 11 East of the Willamette Meridian.

Parcel 5:

Beginning at a point on the Easterly line of West Park Street, east Bonanza, Oregon, which is West 1890 feet and North 810 feet from the section corner common to Sections 10, 11, 14, and 15 Township 39 South, Range 11 East, Willamette Meridian, said point of beginning is the Northwest corner of that certain parcel of land heretofore conveyed to F.W. Bold by Deed recorded in Volume 87 page 124, Deed Records of Klamath County, Oregon and revised by Deed Correction dated March 21, 1932; thence Easterly at right angles to West Park Street 250 feet; thence Northerly parallel with West Park Street 30 feet; thence Easterly at right angles with the West Park Street 80 feet; thence Southerly parallel with West Park Street 30 feet; thence Easterly at right angles to West Park Street 540 feet, more or less, to the Southwesterly line of Klamath County Market Road Number 3, also known as the Bonanza-Lorella North Road and the Langell Valley Market Road; thence Northwesterly along the Southwesterly line of said Market Road 690 feet, more or less to the Easterly boundary of that certain parcel of land described in the first descriptive paragraph of that certain Deed to W.H. Kitts, which Deed is dated March 29, 1930 and recorded in Volume 91, page 111, Deed Records; thence Southerly along the Easterly line of said Kitts Tract 210 feet, more or less, to the Southeast corner thereof; thence West along the South boundary of the said Kitts Tract and said Southerly boundary extended, 285 feet, more or less, to the Easterly line of said West Park Street; thence Southerly along the Easterly line of said West Park Street 60 feet; more or less, to the point of beginning. Being a portion of the SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, formerly a part of East Bonanza or Shook's Addition.