



THIS SPACE RESERVED FOR

2017-014758
Klamath County, Oregon
12/29/2017 11:38:01 AM
Fee: \$47.00

After recording return to:

Brian J Gilbride and Karen M Gilbride
153210 Collar Drive
La Pine, OR 97739

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

Brian J Gilbride and Karen M Gilbride
153210 Collar Drive
La Pine, OR 97739
File No. 211156AM

STATUTORY WARRANTY DEED

Gary J. Merkel, Trustee of the Merkel Family Trust
dated March 18, 1991,

Grantor(s), hereby convey and warrant to

Brian J Gilbride and Karen M Gilbride, 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 2 in Block 4 of Plat No. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2309-002A0-01400-000

The true and actual consideration for this conveyance is \$385,000.00.

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 29 day of December, 2017.

Gary J. Merkel, Trustee of the Merkel Family Trust dated March 18, 1991, by

x Gary J. Merkel
Gary J. Merkel, Trustee

State of Oregon } ss.
County of Deschutes }

On this 29 day of December, 2017, before me, Melody R. Zweigart, a Notary Public in and for said state, personally appeared Gary J. Merkel, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Merkel Family Trust, and acknowledged to me that he 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.

Melody R. Zweigart

Notary Public for the State of Oregon
Residing at: Bend OR 97707
Commission Expires: Sept. 18, 2020

