



THIS SPACE RESERVED FOR

2018-000799
Klamath County, Oregon
01/22/2018 02:48:01 PM
Fee: \$52.00

After recording return to:

Richard Andrew Gigler

4230 S 6th Street

Klamath Falls, OR 97603

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

Richard Andrew Gigler

4230 S 6th Street

Klamath Falls, OR 97603

File No. 212582AM

STATUTORY WARRANTY DEED

Richard Andrew Gigler and Robert Allen Gigler, a protected person,

Grantor(s), hereby convey and warrant to

Richard Andrew Gigler,

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:

The property described in Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is \$115,000.00.

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 18 day of January, 2018.

(X) Richard Andrew Gigler
Richard Andrew Gigler

(X) Richard Andrew Gigler as guardian ad litem for Robert Allen Gigler
Richard Andrew Gigler, as guardian ad litem for Robert Allen Gigler

State of California, ss
County of Alameda }

On this 18th day of January, 2018, before me, Aixa Janbakhs, a Notary Public in and for said state, personally appeared Richard Andrew Gigler, individually and as guardian ad litem for Robert Allen Gigler, a protected person, known or identified to me to be the persons 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.

Aixa Janbakhs
Notary Public for the State of CALIFORNIA
Residing at: CONTRA COSTA COUNTY
Commission Expires: 4-11-2019

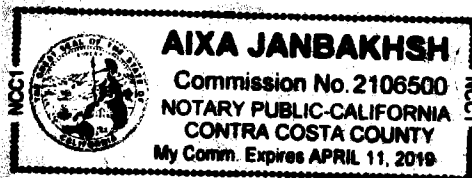


EXHIBIT "A"

The Westerly 20 feet of Lots 11 to 22, both inclusive of Block 3 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. TOGETHER with the vacated portion of Peck Boulevard which inures thereto by Order of Vacation recorded February 20, 1948 in Volume 217, page 191 Deed Records of Klamath County, Oregon adjoin said 20 foot strip. ALSO beginning at the Northeast corner of Lot 11 of Block 3 of ST. FRANCIS PARK, Klamath County, Oregon, thence Westerly along the Northerly boundary of said Lot 11, 110 feet, more or less to a point which lies 20 feet East of the Northwest corner of said Lot 11, thence Southeasterly direction parallel to and 20 feet distant from the Westerly boundary of said Block 3 to a point which lies on the Southerly boundary of Lot 22 of said Block 3, thence in an Easterly direction along the Southerly boundary of said Lot 22 to the Southeast corner of said Lot 22; thence in a Northwesterly direction along the Easterly boundary line of Lots 11 to 22, booth inclusive, to the point of beginning, being the Easterly 110 feet of Lots 11 and 22 both inclusive of Block 3 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Lots 23, 24 and 25, Block 3, ST. FRANCIS PARK, in the County of Klamath, State of Oregon. LESS AND EXCEPT the Easterly 10 feet of Lot 25, Block 3, ST. FRANCIS PARK.

Lots 23 and 24, Block 4 of ST. FRANCIS PARK, a platted subdivision of Klamath County, Oregon, also that portion of vacated Peck Boulevard acquired by the California Oregon Power Company through its ownership of Lots 23 and 24, Block 4 of said ST. FRANCIS PARK, situated in the SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, by reason of the order of vacation recorded in Volume 217, at page 191 of Deed records of Klamath County, Oregon, excepting that portion thereof lying West of the West substation fence existing as of April 21, 1958 which excepted portion was conveyed to Andrew R. Gigler by deed dated April 21, 1955. TOGETHER WITH the vacated portion of Crosby Street which inures thereto by Order of Vacation No. 98-048 and recorded October 30, 1997 in Volume M97, page 35922, Microfilm Records of Klamath County, Oregon.

Lot 1, 2, 3 & 4, Block 4 of ST. FRANCIS PARK subdivision, in the County of Klamath, State of Oregon.

Lots 21 & 22, Block 4 of ST. FRANCIS PARK subdivision, along with that portion of vacated Peck Boulevard lying adjacent to Lots 21 & 22 of said subdivision, in the County of Klamath, State of Oregon.