



THIS SPACE RESERVED FOR

2018-006779

Klamath County, Oregon

06/04/2018 03:13:00 PM

Fee: \$87.00

After recording return to:

Gary G. Gagnon

35025 Modoc Point Road

Chiloquin, OR 97624

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

Gary G. Gagnon

35025 Modoc Point Road

Chiloquin, OR 97624

File No. 234678AM

STATUTORY WARRANTY DEED

Betty Kramp and Timothy Kramp, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Gary G. Gagnon, a married man as his sole and separate estate,

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:

A tract of land situated in Government Lot 6 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Parcel 2 of Minor Land Partition 36-83, from which the N1/4 corner of said Section 18 bears North 00°09'35" East 767.85 feet; thence South 89°06'41" West 502.86 feet to the Northwest corner of said Parcel 2; thence South 00°52'52" East, along the West line of said Parcel 2, 172.00 feet; thence North 89°06'41" East 499.74 feet to the East line of said Parcel 2; thence North 00°09'35" East 172.03 feet to the point of beginning, with bearings based on the survey of Minor Land Partition No. 17-88.

The true and actual consideration for this conveyance is \$174,000.00.

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 30 day of May, 2018.

Betty Kramp
Betty Kramp

Timothy Kramp
Timothy Kramp

State of Alaska } ss

County of Third Judicial District

On this 30th day of May, 2018, before me, Nichole Smith, a Notary Public in and for said state, personally appeared Betty Kramp and Timothy Kramp, 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.

Nichole Smith
Notary Public for the State of Alaska
Residing at: Seldovia AK
Commission Expires: 4/21/19

