



THIS SPACE RESERVED FOR F

2018-006972

Klamath County, Oregon

06/08/2018 01:39:00 PM

Fee: \$87.00

After recording return to:

Ryan Palmblad and Melissa Palmblad

7497 Straggler Circle

Colorado Springs, CO 80922

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

Ryan Palmblad and Melissa Palmblad

7497 Straggler Circle

Colorado Springs, CO 80922

File No. 231126AM

STATUTORY WARRANTY DEED

**Efren Gabriel and Wendy Gabriel,
As Tenants in Common,**

Grantor(s), hereby convey and warrant to

Ryan Palmblad and Melissa Palmblad, 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:

Parcel 3 of Land Partition 85-05 located in the S1/2 SE1/4 SE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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

R-2310-016D0-02000-000

The true and actual consideration for this conveyance is \$301,885.00.

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 5th day of June, 2018.

Efren Gabriel
Efren Gabriel

Wendy Gabriel
Wendy Gabriel

State of Oregon ss
County of Madison

On this 5th day of June, 2018, before me, Tina Marie Kelly Nelson a Notary Public in and for said state, personally appeared Efren Gabriel and Wendy Gabriel, 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.

Tina Marie Kelly Nelson
Notary Public for the State of Oregon
Residing at: Salem
Commission Expires: 2-28-19

