



THIS SPACE RESERVED FOR

2018-009587

Klamath County, Oregon

08/13/2018 02:15:01 PM

Fee: \$92.00

After recording return to:

Brett Michael Bartlett

PO Box 173

Rattan, OK 74562

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

Brett Michael Bartlett

PO Box 173

Rattan, OK 74562

File No. 244976AM

STATUTORY WARRANTY DEED

MELANIE GORDON and SETH MITCHELL GORDON KIRK, not as tenants in common but with full rights of survivorship,

Grantor(s), hereby convey and warrant to

Brett Michael Bartlett,

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:

Please see exhibit "A"

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:

2018-2019 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 9th day of August, 2018.

Melanie Gordon
Melanie Gordon

Seth Mitchell Gordon Kirk
Seth Mitchell Gordon Kirk

State of Oregon } ss
County of Klamath }

On this 9th day of August, 2018, before me, Kathleen Antoinette Maynard a Notary Public in and for said state, personally appeared Melanie Gordon and Seth Mitchell Gordon Kirk, 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.

Kathleen Antoinette Maynard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 06/07/2022

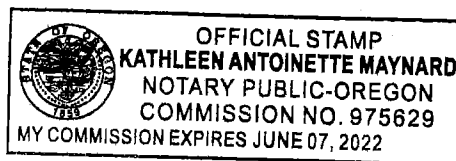


EXHIBIT "A"

Lots 3 and 4 in Section 2, Township 40 South, Range 13 East of the Willamette Meridian in Klamath County, Oregon,

EXCEPTING the Easterly 5 acres of Lot 3 aforesaid,

ALSO EXCEPTING that portion of Lot 3 described as follows:

Beginning at the Northwestern corner of said five acres parcel, more particularly described in Deed Volume 78, page 380, Records of Klamath County, Oregon, and running thence West along the Northerly line of Lot 3 a distance of 224 feet; thence South 390 feet; thence East 224 feet to the West line of said five acre strip; thence North 390 feet to the point of beginning;

ALSO EXCEPTING the following described portion of Lot 4 of said Section, Township and Range to-wit:

Commencing at the intersection of the Southerly line of the County Road along the North line of said Lot 4 with the Easterly line of the County Road along the West line of said Lot 4 and running thence Easterly along the Southerly line of said County Road which runs along the Northerly line of said Lot 4 a distance of 208 feet; thence Southerly a distance of 208 feet; thence Westerly 208 feet to the East line of the County Road which runs along the Westerly line of said Lot 4; thence Northerly 208 feet to the point of beginning.

AND EXCEPTING THEREFROM that portion thereof lying within the boundaries of East Langell Valley Road,

ALSO EXCEPTING that portion conveyed to United States of America by Deed recorded February 8, 1926 in Volume 69 at page 265, records of Klamath County, Oregon,

AND ALSO EXCEPTING that portion conveyed in Quitclaim Deed recorded October 11, 2013 in Instrument No. 2013, page 011570, records of Klamath County, Oregon as follows:

A portion of land situated in Government Lot 3 of Section 2, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northwestern corner of that property described in Klamath County Deed Volume 142, page 145, from which the north quarter corner of said Section 2 bears North 89°58'42" East 389.00 feet; thence South 00°59'24" East 371.75 feet to a 5/8" iron rod; thence South 89°58'42" West 40.00 feet to a 5/8" iron rod; thence North 00°59'24" West 371.75 feet to the North line of said Section 2; thence along said North Section Line North 89°58'42" East 40.0 feet to the point of beginning.