



THIS SPACE RESERVED FOR

**2018-011078**

**Klamath County, Oregon**

**09/12/2018 12:06:01 PM**

**Fee: \$87.00**

After recording return to:

Daniel Rawson and April Rawson

20100 Maupin Rd

Malin, OR 97632

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

Daniel Rawson and April Rawson

20100 Maupin Rd

Malin, OR 97632

File No. 249149AM

### STATUTORY WARRANTY DEED

**Robert D. Gardner and Dorothy J. Gardner, as Trustees of the Robert Doran Gardner and Dorothy Johnine Moore Gardner Joint Revocable Trust,**

Grantor(s), hereby convey and warrant to

**Daniel Rawson and April Rawson, 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 1

A parcel of land located in approximately the Southeast corner of the SW1/4 of the NW1/4 of Section 3, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, further described as follows:

Commencing at the center of the intersection of the Malin Loop Road and the Malin Dump Road and extending thence North along the center line of said Malin Dump road 150 feet, more or less, to the North bank of "Malin High Line Canal", the true point of beginning; extending thence North along the center line of said Malin Dump Road, which is also the East line of the said SW1/4 NW1/4, a distance of 290 feet; thence West at right angles a distance of 205 feet; thence South parallel to the East line of said SW1/4 NW1/4, 175 feet, more or less, to the North bank of said Malin High Line Canal; thence Easterly along the North bank of said canal to the true point of beginning.

#### PARCEL 2

In Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

All that portion of the South half of the SW1/4 of the NW1/4 of Section 3 and of the South half of the SE1/4 of the NE1/4 of Section 4 lying North of the "Malin High Line Canal".

EXCEPTING THEREFROM a parcel of land, more or less, heretofore sold to R.T. Parker and Ethel G. Parker, husband and wife, by contract dated December 1, 1961, recorded August 9, 1962 in Deed Volume 339 at page 321, and re-recorded November 8, 1963 in Deed Volume 349 at page 201 of Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$270,000.00.

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.**

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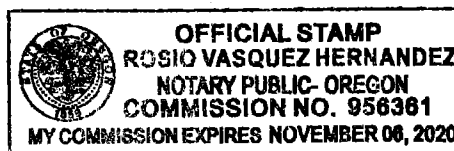
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 12 day of September, 2018.

Robert Doran Gardner and Dorothy Johnine Moore Gardner Joint Revocable Trust

By: Robert D. Gardner Trustee  
Robert D. Gardner, Trustee

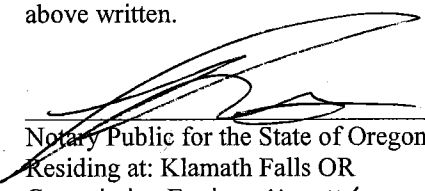
By: Dorothy J. Gardner Trustee  
Dorothy J. Gardner, Trustee



State of Oregon } ss  
County of Klamath }

On this 12 day of September, 2018, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Robert D. Gardner and Dorothy J. Gardner, Trustee of the Robert Doran Gardner and Dorothy Johnine Moore Gardner Joint Revocable Trust 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.

  
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Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: November, 2020