



THIS SPACE RESERVED FOR

2019-001694

Klamath County, Oregon

02/22/2019 03:09:01 PM

Fee: \$97.00

After recording return to:

Rickie A. Gable and Nancy C. Gable

1044 Archer CT

Lompoc, CA 93436

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

Rickie A. Gable and Nancy C. Gable

1434 Johnson Ave.

Klamath Falls, OR 97601

File No. 275671AM

STATUTORY WARRANTY DEED

Stephen Gaston and Clare S. Gaston, as Tenants by the Entirety And Richard Wymore,

Grantor(s), hereby convey and warrant to

Rickie A. Gable and Nancy C. Gable, 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 A

Parcel 2 of LP 50-08 being a Replat of Lots 1, 2 and N1/2 of Lot 3 of Block 28 Hillside Addition to Klamath Falls, Oregon including a portion of vacated Fulton Street situated in the NE1/4 SE1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Recorded April 9, 2010 instrument 2010-004358.

PARCEL B

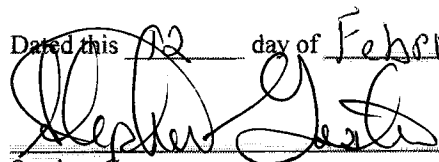
Parcel 3 of LP 50-08 being a Replat of Lots 1, 2 and N1/2 of Lot 3 of Block 28 Hillside Addition to Klamath Falls, Oregon including a portion of vacated Fulton Street situated in the NE1/4 SE1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Recorded April 9, 2010 instrument 2010-004358.

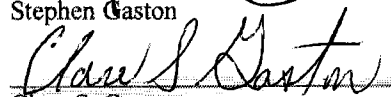
The true and actual consideration for this conveyance is \$125,000.00.

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.

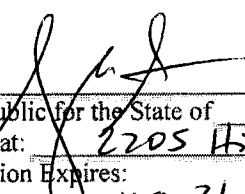
Dated this 12 day of February, 2019.

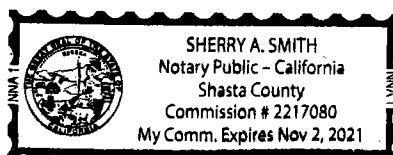

Stephen Gaston


Clare S. Gaston

State of CA } ss
County of Shasta }

On this 12th day of February, 2019, before me, Sherry A Smith a Notary Public in and for said state, personally appeared Clare S. Gaston and Stephen Gaston, 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.


Notary Public for the State of CA
Residing at: 2205 Hilltop Dr #3007, Redding, CA 96002
Commission Expires: 11-2-21



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

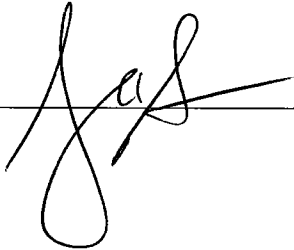
County of Shasta) ss

On 2-12-19 before me, Sherry A Smith, Notary Public, personally appeared Stephen Gaston and Clare S Gaston, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

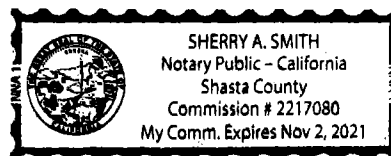
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature



(affix seal)



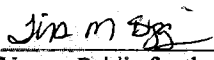
Dated this 11 day of FEBRUARY, 2019


Richard Wymore

State of IDAHO } ss
County of CANYON }

On this 11 day of February, 2019, before me, Tina M Biggers a Notary Public in and for said state, personally appeared Richard Wymore, ~~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.


Notary Public for the State of Idaho
Residing at: Caldwell, Idaho
Commission Expires: September 24, 2022

TINA M BIGGERS
Notary Public - State of Idaho
Commission Number 42942
My Commission Expires Sep 24, 2022