



THIS SPACE RESERVED FOR

2019-003628

Klamath County, Oregon

04/04/2019 10:31:24 AM

Fee: \$92.00

After recording return to:

Steven K. Gorden and Deeanna Gorden

23921 Highway 140E

Bonanza, OR 97623

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

Steven K. Gorden and Deeanna Gorden

23921 Highway 140E

Bonanza, OR 97623

File No. 286100AM

STATUTORY WARRANTY DEED

John Urbach and Karen Urbach, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Steven K. Gorden and Deeanna Gorden, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

RESERVING A LIFE ESTATE UNTO THE GRANTORS.

The true and actual consideration for this conveyance is \$120,000.00.

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 2nd day of April, 2019.

John Urbach
John Urbach

Karen Urbach
Karen Urbach

State of OR } ss
County of Klamath

On this ^{2nd} day of April, 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared John Urbach and Karen Urbach, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 8-30-21

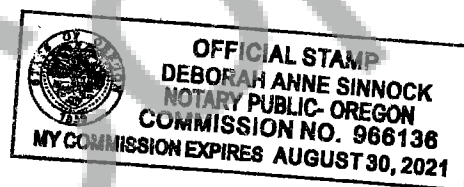


EXHIBIT "A"

286100AM

PARCEL 1

The S1/2 SW1/4 of Section 26, Township 38 South, Range 11 1/2 East of the Willamette Meridian; SAVING AND EXCEPTING THEREFROM the following-described parcels of land:

That parcel of land described in deed from Orlan McCumber, et ux, to Lynn Gibson, recorded June 16, 1945, in Deed Volume 177 at page 195, Records of Klamath County, Oregon; and

That parcel of land described in deed from Jacob Rueck, et ux, to The Horsefly Irrigation District of Klamath County, Oregon, recorded June 16, 1928, in Deed Volume 80 at page 517, Records of Klamath County, Oregon;

AND

That parcel of land described in Equity Suit #4571, Oregon, California & Eastern Railway Company, a corporation vs. Alvarno N. Beals, et al, as set out in Parcel E of said suit;

AND ALSO EXCEPTING

That parcel of land situate in the SW1/4 SW1/4 of Section 26, Township 38 South, Range 11 1/2 East of the Willamette Meridian, being more particularly described as follows:

Beginning at an iron pin on the Southwesterly right-of-way line of the Oregon, California and Eastern Railroad spur (sometimes known as Bonanza Branch) opposite Engineer's Station 26+19.85 (when measured at right angles to the center line of said spur) from which the Section corner common to Section 26, 27, 34 and 35, Township 38 South, Range 11 1/2 East of the Willamette Meridian bears South 13° 08 1/2' West 1169.1 feet distant; thence South 29° 20' West 31.0 feet to an iron pin; thence South 60° 40' East parallel to said right-of-way line 50.0 feet to an iron pin; thence South 77° 53 1/2' East 104.7 feet to an iron pin on the said Southwesterly right-of-way line of said railroad spur; thence North 60° 40' West along said Southwesterly right-of-way line a distance of 150.0 feet, more or less, to the point of beginning.

PARCEL 2

A portion of the SW1/4 of the SW1/4 of Section 26, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the North line of said SW1/4 of the SW1/4 which marks its intersection with the Northerly right of way line of the O.C. & E. Railway Co. and running thence South 60° 40' East a distance of 424.985 feet; thence due North at right angles to said North line of said SW1/4 of the SW1/4 of said Section 26, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon to said North line; thence Westerly along said North line of said SW1/4 of the SW1/4 to the point of beginning.