



THIS SPACE RESERVED FOR

2019-008174

Klamath County, Oregon

07/19/2019 03:07:01 PM

Fee: \$87.00

After recording return to:

Skye Wagoner and Johanna N. Wagoner

4685 Denver Ave

Klamath Falls, OR 97603

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

Skye Wagoner and Johanna N. Wagoner

4685 Denver Ave

Klamath Falls, OR 97603

File No. 305816AM

STATUTORY WARRANTY DEED

Joanne M. Gestvang ,

Grantor(s), hereby convey and warrant to

Skye Wagoner and Johanna N. Wagoner, 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:

A piece or parcel of land situate in the N1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more fully described as follows:

Beginning at a point in the center line of a 60 foot roadway, from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and as marked on the ground by an iron pin driven therein, bears South 89°44 1/2' West along the said roadway center line 1879.4 feet to a point in the West boundary of said Section 11, and North 0°13 1/2' West 1622.5 feet to said section corner, and running thence North 0°01' West 331.10 feet to a point in the Northerly boundary of said N1/2 SE1/4 NW1/4 of Section 11; thence North 89°47' East along said boundary line 65.7 feet; thence South 0°01' East 331.05 feet more or less, to an intersection with the center line of the above mentioned roadway; thence South 89°44 1/2' West along the said roadway center line 65.7 feet, more or less to the said point of beginning.

EXCEPTING THEREFROM all that portion which lies within Denver Avenue.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

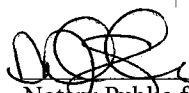
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 19 day of July, 2019

Joanne M Gestvang by Gregory Dean Gestvang as Attorney in Fact Gabriel A. Parney in Fact
Joanne M. Gestvang by Gregory Dean Gestvang, as Attorney in Fact

State of Oregon } ss
County of Klamath }

On this 19 day of July, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Gregory Dean Gestvang, as Attorney in Fact for Joanne M. Gestvang, 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 Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

