



THIS SPACE RESERVED FOR

2019-010883

Klamath County, Oregon

09/19/2019 08:43:01 AM

Fee: \$87.00

After recording return to:

Gino Gnech and Jacquelyn Gnech

20990 Morelock Rd.

Malin, OR 97632

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

Gino Gnech and Jacquelyn Gnech

20990 Morelock Rd.

Malin, OR 97632

File No. 279261AM

### STATUTORY WARRANTY DEED

**Kelly A. Gallup,**

Grantor(s), hereby convey and warrant to

**Gino Gnech and Jacquelyn Gnech, 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:

**Unsurveyed Parcel 2 of Land Partition 12-14 being a replat of Parcel 1 and 2 Land Partition 33-82 along with other property situated in the N1/2 NW1/4 of Section 11 and the E1/2 SW1/4 of Section 2, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon recorded December 3, 2014 in 2014-012508, Records of Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the section corner common to Sections 3 and 10, Township 41 South, Range 12 East of the Willamette and said Sections 2 and 11; thence North 89°53'02" East 1332.11 feet to the West 1/16th corner common to said Sections 2 and 11; thence Northerly 1980 feet, more or less, to the C-N-SW 1/64th corner of said Section 2; thence Easterly 1332 feet, more or less, to the C-N-S 1/64 corner of said Section 2; thence Southerly 1980 feet, more or less, to the 1/4 corner common to said Sections 2 and 11; thence South 00°32'47" West 1334.33 feet to the C-N 1/16th corner of said Section 11; thence South 89°59'22" West 723.52 feet to a point on the boundary of Parcel 1 of said Land Partition 12-14; thence along the boundary of said Parcel 1 the following courses North 15°33'59" West 214.29 feet; thence North 28°44'13" West 109.92 feet; thence North 48°28'37" West 167.76 feet and South 00°57'56" West 414.12 feet to a point on the East-West Centerline of the NW1/4 of said Section 11; thence South 89°59'22" West 1697.65 feet to the North 1/16 corner common to said Sections 10 and 11; thence North 00°32'38" East 1329.42 feet to the point of beginning, more or less with bearings based on the plat of said Land Partition 12-14 on file at the office of the Klamath County, Clerk.**

**In addition, the Grantor, Kelly Gallup, hereby reserves unto herself a life estate that will be in effect until May 19<sup>th</sup>, 2024**

The true and actual consideration for this conveyance is \$850,000.00.

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 17th day of Sept, 2019.

Kelly A. Gallup  
Kelly A Gallup

State of Oregon } ss  
County of Klamath }

On this 17th day of September, 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Kelly Gallup, 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 Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 8-30-21

