



2020-000268

Klamath County, Oregon

01/08/2020 10:57:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Margaret I. Snodgrass

PO Box 506

Merrill, OR 97633

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

Margaret I. Snodgrass

PO Box 506

Merrill, OR 97633

File No. 326086AM

STATUTORY WARRANTY DEED

Edwin R. Gilman and Dana Gilman,
as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Margaret I. Snodgrass,

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 Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$700,000.00.

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:

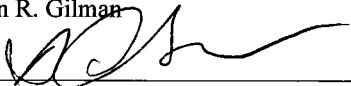
92.

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 JANUARY, 2020



Edwin R. Gilman



Dana Gilman

State of Idaho } ss
County of CANTON }

On this 2 day of January, 2020, before me, Teri Hays a Notary Public in and for said state, personally appeared Edwin R. Gilman and Dana Gilman, 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: WILDER

Commission Expires: 7/27/2023

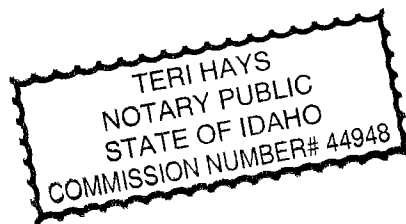


EXHIBIT "A"

UNSURVEYED PARCEL 1 OF "LAND PARTITION 16-95", SITUATED IN THE N1/2 NE1/4 OF SECTION 3, T41S, R11EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1, SAID POINT BEING ON THE EAST LINE OF SAID SECTION 3, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 3 BEARS N00°05'01"E 329.97 FEET; THENCE S00°05'01"W, ALONG THE SAID EAST LINE, 332.00 FEET; THENCE, LEAVING THE SAID EAST LINE, S89°31'34"W 2627.78 FEET TO A POINT ON THE WEST LINE OF THE SAID NE1/4 OF SECTION 3; THENCE N00°09'52"E, ALONG THE SAID WEST LINE, 332.00 FEET; THENCE, LEAVING THE SAID WEST LINE, N89°31'34"E 2627.31 FEET, TO THE POINT OF BEGINNING.

AND

UNSURVEYED PARCEL 2 OF "LAND PARTITION 16-95", SITUATED IN THE N1/2 NE1/4 OF SECTION 3, T41S, R11EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S00°05'01"W, ALONG THE EAST LINE OF SAID SECTION 3, 329.97 FEET; THENCE, LEAVING THE SAID EAST LINE, S89°31'34"W 2627.31 FEET TO A POINT ON THE WEST LINE OF THE SAID NE1/4 OF SECTION 3; THENCE N00°09'52"E, ALONG THE SAID WEST LINE, 337.40 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE N89°41'24"E 2626.77 FEET TO THE POINT OF BEGINNING.

AND

UNSURVEYED PARCEL 1 OF "LAND PARTITION 58-97", SITUATED IN THE SE1/4 OF SECTION 34, T40S, R11EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE S00°13'19"E, ALONG THE EAST LINE OF SAID SECTION 34, 1319.33 FEET; THENCE, LEAVING THE SAID EAST LINE, S89°41'24"W 2626.19 FEET TO A POINT ON THE WEST LINE OF THE SAID SE1/4 OF SECTION 34; THENCE N00°11'49"W 1334.69 FEET TO THE C1/4 CORNER OF SAID SECTION 34; THENCE S89°58'29"E, 2625.63 FEET, TO THE POINT OF BEGINNING.

AND

UNSURVEYED PARCEL 2 OF "LAND PARTITION 58-97", SITUATED IN THE SE1/4 OF SECTION 34, T40S, R11EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S89°41'24"W 2626.77 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE N00°11'49"W, ALONG THE WEST LINE OF THE SAID SE1/4, 1322.98 FEET; THENCE, LEAVING THE SAID WEST LINE, N89°41'24"E 2626.19 FEET TO A POINT ON THE EAST LINE OF THE SAID SE1/4 OF SECTION 34; THENCE S00°13'19"E 1322.98 FEET TO THE POINT OF BEGINNING.