



THIS SPACE RESERVED FOR

2020-004979

Klamath County, Oregon

04/20/2020 10:40:59 AM

Fee: \$87.00

After recording return to:

Dennis Junior Spielbusch and Phyllis April Spielbusch

408 Sienna Hills Dr

Eagle Point, OR 97524

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

Dennis Junior Spielbusch and Phyllis April Spielbusch

408 Sienna Hills Dr

Eagle Point, OR 97524

File No. 362264AM

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### STATUTORY WARRANTY DEED

**G Bar W Land and Cattle Company, an Oregon corporation, who acquired title as G-W Land and Cattle Co.,  
an Oregon corporation,**

Grantor(s), hereby convey and warrant to

**Dennis Junior Spielbusch and Phyllis April Spielbusch, 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:

**The West 1/2 of the SW1/4 of the SW1/4 of Section 11, Township 38 South, Range 5 East of the Willamette  
Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$25,000.00.

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:

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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 16 day of April, 2020

G Bar W Land and Cattle Company

By: X  
Morgahn Grey, President

State of CA } ss  
County of PLACER }

On this 16 day of April, 2020, before me, Corrinne Tomi Wallace a Notary Public in and for said state, personally appeared Morgahn Grey, President of G Bar W Land and Cattle Co., 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.

Corrinne Tomi Wallace  
Notary Public for the State of CA  
Residing at: 495 N. L. BLVD. TAYLOR CA 96145  
Commission Expires: Dec. 19, 2020

