



THIS SPACE RESERVED FOR

2020-006125

Klamath County, Oregon

05/18/2020 11:36:32 AM

Fee: \$92.00

After recording return to:

Gabe Smith and Christina Talley

6205 Reeder Road

Klamath Falls, OR 97603

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

Gabe Smith and Christina Talley

6205 Reeder Road

Klamath Falls, OR 97603

File No. 361051AM

STATUTORY WARRANTY DEED

**Dennis E. White and Pamela K. White,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Gabe Smith and Christina Talley, 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 Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$405,000.00.

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 15 day of May, 2020

Dennis E. White
Dennis E. White

Pamela K. White
Pamela K. White

State of Oregon } ss
County of Klamath }

On this 20 day of May, 2020, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Dennis E. White and Pamela K. White, 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.

Heather Sciurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

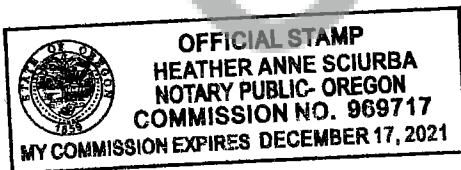


EXHIBIT 'A'

File No. 361051AM

A parcel of land situated in the NW1/4 of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of said Section 20, thence South 00° 21' 40" West along the West line of said Section 20 1009.57 feet; thence South 89° 18' 40" East 30.00 feet to a 1/2" iron pin and the true point of beginning of this description, thence continuing South 89° 18' 40" East 549.21 feet to a 1/2" iron pin on the Westerly right of way line of the "B" Canal, thence Northeasterly along the Westerly right of way of said "B" Canal, 1043.63 feet more or less to the point where the Westerly right of way line of the "B" Canal intersects the Southerly right of way line of Reeder Road; thence West along the Southerly boundary of Reeder Road to the Easterly boundary of Reeder Road; thence South 00° 21' 40" West along the Easterly line of Reeder Road 980.17 feet more or less to the true point of beginning.