



2020-009782

Klamath County, Oregon

08/07/2020 10:57:48 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Lawrence L. George

6111 Wocus Rd.

Klamath Falls, OR 97601

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

Lawrence L. George

6111 Wocus Rd.

Klamath Falls, OR 97601

File No. 375301AM

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### STATUTORY WARRANTY DEED

**John L. Galbreath and Jackie E. Galbreath,  
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Lawrence L. George,**

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 \$42,500.00.

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:

***"2020-2021 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 7th day of Aug., 2020.

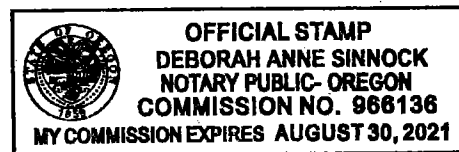
John L. Galbreath  
John L. Galbreath

Jackie E. Galbreath  
Jackie E. Galbreath

State of Oregon } ss  
County of Klamath }

On this 7th day of August, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared John L. Galbreath and Jackie E. Galbreath, 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 County, Oregon  
Commission Expires: 8-30-21



## EXHIBIT 'A'

File No. 375301AM

### PARCEL 1:

A tract of land situated in the NE1/4 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian; thence North 89° 49' West a distance of 214.60 feet; thence South 100.28 feet; thence South 89° 49' East a distance of 219.875 feet to the North-South center line of said Section 7; thence North 100.28 feet to the point of beginning.

### PARCEL 2:

A tract of land situated in the NE1/4 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point North 89° 49' West a distance of 214.60 feet from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian; thence North 89° 49' West a distance of 214.6 feet along the quarter section line to a point on the Easterly right of way of the Dalles-California Highway; thence South 6° 2' West along the said right of way line 100.8 feet; thence South 89° 49' East 219.875 feet to a point which is 219.875 feet West of the North-South center line of said Section 7; thence North 100.28 feet to the point of beginning.