

RECORDING REQUESTED BY:



6000 Meadows Rd, Ste 100
Lake Oswego, OR 97035

AFTER RECORDING RETURN TO:

Order No.: 872003680-CC
Arthur Edward Gauthier, Jr. and Deborah Ann Gauthier, as tenants
by the entirety
0 Old Korral Road
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Arthur Edward Gauthier, Jr. and Deborah Ann Gauthier
0 Old Korral Road
Chiloquin, OR 97624

APN: R772159

2020-010661

Klamath County, Oregon

08/25/2020 02:04:01 PM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Aleta J. Miller, Grantor, conveys and warrants to Arthur Edward Gauthier, Jr. and Deborah Ann Gauthier, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

Amvritile-398238AM

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8-24-2020

Aleta J. Miller
Aleta J. Miller

State of Kansas
County of Pottawatomie

This instrument was acknowledged before me on 24th August 2020 by Aleta J. Miller.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 11/5/2023

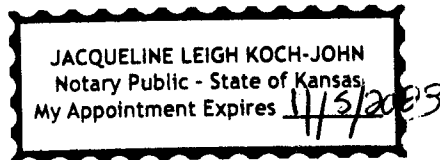


EXHIBIT "A"
Legal Description

That portion of Lots 4 and 9 lying East of the Southern Pacific Railroad in Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and that portion of the SW 1/4 lying East of the Southern Pacific Railroad and the N 1/2 NW 1/4 of Section 26, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Less and excepting therefrom that portion deeded to Klamath County for Old Korral Rd., recorded May 28, 1993 in Volume M93, Page 12231, records of Klamath County, Oregon.

EXHIBIT "B"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

Reservation of Oil, gas, minerals, or other, including the terms and provisions contained therein, in deed from United States of America in trust for the heirs of Lottie Skellock, deceased Klamath allottee No. 1371.

Recorded: November 20, 2017

Instrument No.: 2017-013355

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.