

Returned at Counter

AFTER RECORDING RETURN TO:  
PARKS & RATLIFF, PC  
620 Main Street  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:  
Gino and Jacquelyn Gnech  
20990 Morelock Road  
Malin, OR 97601

2020-011181  
Klamath County, Oregon



09/03/2020 03:41:11 PM

Fee: \$87.00

### SPECIAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS, That KELLY A. GALLUP, also known as KELLY GALLUP, Grantor, conveys and specially warrants to GINO GNECH and JACQUELYN GNECH, as Tenants by the Entirety, Grantees, the following described real property free of encumbrances created or suffered by the grantors except as specifically set forth herein:**

*All of her interest in the reservation of a "life estate that will be in effect until May 19, 2024" as set forth in the Statutory Warranty Deed, recorded on September 19, 2019, at 2019-010883, Klamath County Records.*

**SUBJECT TO:** Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

**TO HAVE AND TO HOLD THE SAME** unto the grantees and grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$50,000.

**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**

EXHIBIT 2

PAGE: 1 OF 2

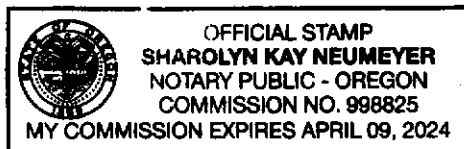
OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

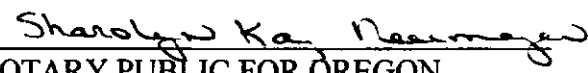
IN WITNESS WHEREOF, the grantor has executed this instrument this 2 day of September 1, 2020.

  
Kelly A. Gallup (aka Kelly Gallup)

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2<sup>nd</sup> day of September, 2020, by Kelly A. Gallup.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: April 9, 2024