



2020-012679

Klamath County, Oregon

10/02/2020 03:04:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Stanley K. Gorden and Heidi J. Gorden, Trustees

4409 Bliss Rd

Bonanza, OR 97623

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

Stanley K. Gorden and Heidi J. Gorden, Trustees

4409 Bliss Rd

Bonanza, OR 97623

File No. 336597AM

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### STATUTORY WARRANTY DEED

**Hoefer Brothers LLC, an Oregon Domestic Limited Liability Company**

Grantor(s), hereby convey and warrant to

**Stanley K. Gorden and Heidi J. Gorden, Trustees of the Gordon Family Trust dated May 14, 2018,**

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is \$1,325,000.00.

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:

***"2020-2021 Real Property Taxes, a lien not yet due and payable"***

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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 28 day of Sept, 2020.

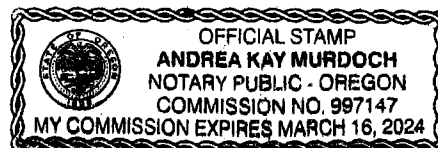
Hoefler Brothers LLC

By: Roxanne Payne  
Roxanne Payne, Managing Member

State of OREGONss  
County of WASHINGTON

On this 28th day of SEPT, 2020, before me, ANDREA KAY MURDOCH a Notary Public in and for said state, personally appeared Roxanne Payne, as Managing Member of Hoefler Brothers LLC, 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.

Andrea Kay Murdoch, Notary  
Notary Public for the State of OREGON  
Residing at: WASHINGTON COUNTY  
Commission Expires: MARCH 16, 2024



## EXHIBIT "A"

Partially unsurveyed parcel 1, Land Partion 30-19, in Section 25, Section 26, S 1/2 of Section 23, NE1/4 Section 35, N1/2 Section 36, Township 38 South, Range 11 1/2 East, Willamette Meridian, Klamath County, Oregon, and recorded August 14, 2020 as Instrument No. 2020-010171, Klamath County Records and more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 00°00'42" WEST 50.06 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 35; THENCE LEAVING SAID SECTION LINE NORTH 89°59'18" WEST 30.00 FEET; THENCE SOUTH 89°53'39" WEST 50.00 FEET; THENCE NORTH 00°00'42" EAST 50.00 FEET TO THE SOUTH SECTION LINE OF SECTION 26; THENCE ALONG SAID SECTION LINE SOUTH 89°53'39" WEST 1238.39 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 00°02'42" EAST 1282.48 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 70; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89°28'04" WEST 1318.81 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 35; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID CENTERLINE NORTH 00°01'30" WEST 1292.30 FEET TO THE SOUTH 1/4 CORNER OF SECTION 26; THENCE NORTH 00°02'36" WEST 1342.90 FEET TO THE SOUTH 1/16 CORNER OF SECTION 26; THENCE SOUTH 89°53'39" WEST 2498.04 FEET; THENCE NORTH 60°44'27" WEST 158.38 FEET TO THE WEST SECTION LINE SAID SECTION 26; THENCE ALONG SAID SECTION LINE NORTH 00°06'01" EAST 1242.37 FEET; THENCE NORTH 00°05'31" EAST 759.07 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 89°54'29" EAST 30.00 FEET; THENCE NORTH 08°19'19" EAST 93.98 FEET; THENCE NORTH 24°46'54" EAST 93.98 FEET; THENCE NORTH 33°00'41" EAST 255.00 FEET; THENCE NORTH 39°35'53" WEST 137.85 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF HIGHWAY 140; THENCE ALONG SAID RIGHT-OF-WAY NORTH 33°00'40" EAST 4567.38 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 23; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID CENTERLINE SOUTH 00°10'40" EAST 1163.45 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°42'34" EAST 401.87 FEET; THENCE SOUTH 37°47'26" EAST 877.60 FEET; THENCE SOUTH 43°42'26" EAST 821.00 FEET; THENCE SOUTH 42°56'09" EAST 754.26 FEET; THENCE SOUTH 26°14'47" EAST 1092.13 FEET; THENCE SOUTH 83°25'55" EAST 92.20 FEET; THENCE SOUTH 00°08'29" EAST 201.46 FEET; THENCE NORTH 89°51'31" EAST 10.00 FEET; THENCE NORTH 89°51'04" EAST 30.00 FEET TO THE EAST SECTION LINE OF SAID SECTION 26; THENCE ALONG SAID SECTION LINE SOUTH 00°08'29" EAST 461.03 FEET; THENCE SOUTH 00°08'29" EAST 3087.55 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.