

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

527 NW 3rd St
Corvallis, OR 97330

GRANTOR'S NAME:

Robert J. Hicks, Michael W. Gardner, Craig A. Pope

GRANTEE'S NAME:

Kenneth D. McGarry, Lynda L. McGarry, and Riley O. Watkins

AFTER RECORDING RETURN TO:

Order No.: 60222011469-KZ

Lynda L. McGarry, Kenneth D. McGarry and Riley O. Watkins
PO Box 1144
Philomath, OR 97370

SEND TAX STATEMENTS TO:

Lynda L. McGarry
PO Box 1144
Philomath, OR 97370

APN: 159884

Tax Account No. R159884, Gilchrist, OR 97737

2020-015885

Klamath County, Oregon

12/07/2020 01:58:01 PM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert J. Hicks and Michael W. Gardner and Craig A. Pope, Grantor, conveys and warrants to **Kenneth D. McGarry and Lynda L. McGarry and Riley O. Watkins**, each as to an undivided 1/3 interest, 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:

N1/2 of the S1/2 of the S1/2 of the W1/2 of the E1/2 of the SE1/4 of Section 9, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THIRTY THOUSAND AND NO/100 DOLLARS **(\$30,000.00)**. (See ORS 93.030).

Subject to: See Attached Exhibit "A"

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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 12-4-2020

[Signature]
Robert J. Hicks

Michael W. Gardner
[Signature]
Craig A. Pope

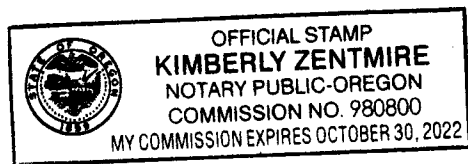
State of OREGON

County of BENTON

This instrument was acknowledged before me on December 4th, 2020 by Robert J. Hicks.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 10-30-2022



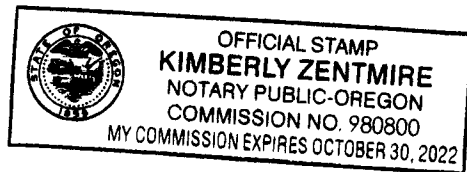
State of OREGON

County of the Benton

This instrument was acknowledged before me on December 4th, 2020 by Craig A. Pope.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 10-30-2022



State of OREGON

County of _____

This instrument was acknowledged before me on December _____, 2020 by Michael W. Gardner.

Notary Public - State of Oregon

My Commission Expires: _____

STATUTORY WARRANTY DEED

(continued)

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

Dated: 12/4/2020

Robert J. Hicks

Michael W. Gardner
Michael W. Gardner

Craig A. Pope

State of OREGON

County of BENTON

This instrument was acknowledged before me on December _____, 2020 by Robert J. Hicks.

Notary Public - State of Oregon

My Commission Expires: _____

State of OREGON

County of _____

This instrument was acknowledged before me on December _____, 2020 by Craig A. Pope.

Notary Public - State of Oregon

My Commission Expires: _____

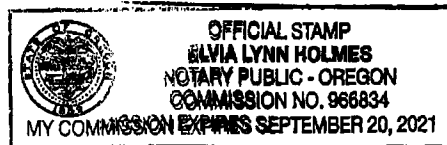
State of OREGON

County of Deschutes

This instrument was acknowledged before me on December 4, 2020 by Michael W. Gardner.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 9/20/2021



STATUTORY WARRANTY DEED

(continued)

EXHIBIT "A"

Subject to:

1. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
2. 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.
3. Reservation of Oil, gas, minerals, or other resources, including the terms and provisions contained therein, in deed from Klamath Lumber & Box Company.
Recorded: May 4, 1965
Volume: 361, page 231
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.

Amended by instrument,
Recorded: June 14, 1965
Volume: 362, page 280
4. Agreement for Easement, including the terms and provisions thereof,
Recorded: January 24, 1983
Volume: M83, page 1224
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: August 30, 1984
Volume: M84, page 15048
6. Do to the lack of record access to a dedicated maintained public road we will not insure against loss arising by reason of any lack of a right of access to and from the Land.