



**2020-017041**

**Klamath County, Oregon**

12/30/2020 02:23:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Ronald Goar

PO BOX 301

Grenada, CA 96038

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

Ronald Goar

PO BOX 301

Grenada, CA 96038

File No. 425634AM

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**STATUTORY WARRANTY DEED**

**Kathryn Ann Redmond,**

Grantor(s), hereby convey and warrant to

**Ronald Goar,**

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 \$185,000.00.

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:

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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 26 day of December 2020

Kathryn Redmond

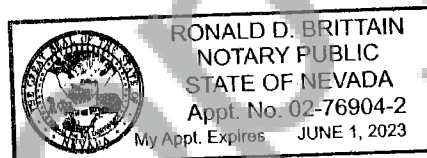
Kathryn Redmond \*Ann

State of NEVADA } ss  
County of WASHE

On this 26 day of December, 2020, before me, Ronald D. Brittain a Notary Public in and for said state, personally appeared Kathryn Ann Redmond, 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.

Ronald D. Brittain  
Notary Public for the State of NEVADA  
Residing at: RENO, NEVADA  
Commission Expires: 1 Jun 2023



## EXHIBIT "A"

### PARCEL 1

A portion of the SE1/4 NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 200 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian; thence North 1,030 feet to the Southerly right-of-way of the Klamath Falls-Ashland Highway; thence South 57° West 238.4 feet along said right-of-way; thence South 900 feet; thence East 200 feet to the point of beginning.

### EXCEPTING THEREFROM

A parcel of land located in the SE1/4 of the NW1/4 of Section 1, Township 40 south, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, said point being North 89° 47' 13" West, 200.00 feet from the center 1/4 corner of said Section 1, said point also being the Southeast corner of a parcel of land described in Deed Records, Volume M70, page 5467; thence North 00° 08' 17" East along the East line of said parcel a distance of 260.00 feet; thence North 89° 47' 13" West a distance of 200.00 feet to a point on the West line of said parcel; thence South 00° 08' 17" East, along the West line of said parcel, a distance of 260.00 feet to a point on the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 1, thence South 89° 47' 13" East, along said South line a distance of 200.00 feet to the point of beginning.

### PARCEL 2

A parcel of land located in the SE1/4 of the NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of a parcel of land described in Deed Records M71, page 862, Klamath County, Oregon, said point being North 89° 47' 13" West 200.00 feet and North 00° 08' 17" East, 260.00 feet from the center 1/4 corner of said Section 1; thence South 89° 47' 13" East, 70.00 feet; thence North 5° 03' 20" West, 773.37 feet, more or less to the Northwest corner of that parcel of land described in said Deed Records M71, page 862; thence South 00° 08' 17" West along the West line of said parcel a distance of 770.00 feet more or less to the point of beginning.