



THIS SPACE RESERVED FOR R

2021-007537

Klamath County, Oregon

05/11/2021 02:12:01 PM

Fee: \$92.00

After recording return to:

Todd J. Gessele

1011 Vista Way

Klamath Falls, OR 97603

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

Todd J. Gessele

1011 Vista Way

Klamath Falls, OR 97603

File No. 456461AM

STATUTORY WARRANTY DEED

Linda F. Buckley,

Grantor(s), hereby convey and warrant to

Todd J. Gessele,

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 \$418,000.00.

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 ¹⁰~~May~~ day of May, 2021.

Linda F. Buckley
Linda F. Buckley

State of California } ss
County of Shasta }

On this 10th day of May, 2021, before me, T. Anderson a Notary Public in and for said state, personally appeared Linda F. Buckley, 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.

T. Anderson
Notary Public for the State of California
Residing at: Redding, CA
Commission Expires: 09/25/2024

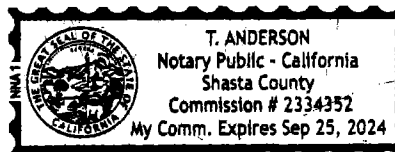


EXHIBIT "A"

456461AM

PARCEL 1:

A parcel of land situated in Lot 20 of LAKESHORE GARDENS and in Lot 7, Block 8 of LYNNEWOOD FIRST ADDITION, both being subdivisions in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 20; thence North $04^{\circ} 51' 34''$ East along the East line of said Lot 20, 221.41 feet; thence South $22^{\circ} 57' 04''$ West 144.92 feet; thence South $04^{\circ} 51' 34''$ West 99.00 feet to a point on the South line of said Lot 7; thence Easterly on said South line along a 363.88 foot radius curve to the right, 45.05 feet; thence North $04^{\circ} 51' 34''$ East 14.09 feet to the point of beginning.

PARCEL 2:

A parcel of land situated in Lot 20 of LAKESHORE GARDENS and in Lot 7, Block 8 of LYNNEWOOD FIRST ADDITION, both being subdivisions, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 7; thence Easterly on the South line of said Lot 7 along a 363.88 foot radius curve to the right 87.07 feet; thence North 04 degrees $51' 34''$ East 99.00 feet; thence North 85 degrees $08' 26''$ West, 61.42 feet to a point on the West line of said Lot 20; thence South 07 degrees $21' 34''$ West on said West line, 81.13 feet to a point on the North line of said Lot 7; thence Westerly on said North line along 2,521.20 foot radius curve to the right 32.89 feet to the Northwest corner of said Lot 7; thence South 13 degrees $58' 11''$ East on the West line of said Lot 7, 39.81 feet to the point of beginning.

PARCEL 3:

A tract of land being a portion of Lot 20 of LAKESHORE GARDENS, situated in the SE1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at a point on the East line of said Lot 20, from which the Southeast corner of said Lot 20 bears South $04^{\circ} 51' 34''$ West 221.41 feet; thence South $22^{\circ} 57' 04''$ West 144.92 feet; thence North $85^{\circ} 26''$ West 61.42 feet to a point on the West line of said Lot 20; thence North $07^{\circ} 21' 34''$ East along said West line 116.20 feet; thence North $82^{\circ} 47' 30''$ East 103.64 feet, to the point of beginning.