



THIS SPACE RESERVED FOR

2021-007544

Klamath County, Oregon

05/11/2021 03:04:01 PM

Fee: \$87.00

After recording return to:

Sean D Eby and Flora Eby

4426 Murrelet Rd

Klamath Falls, OR 97601

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

Sean D Eby and Flora Eby

4426 Murrelet Rd

Klamath Falls, OR 97601

File No. 458019AM

STATUTORY WARRANTY DEED

David J. Gibson and Karen E. Gibson, Trustees of the Gibson Family 2000 Trust dated May 1, 2000,

Grantor(s), hereby convey and warrant to

Sean D Eby and Flora Eby, as Tenants by the Entirety,

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:

Lot 1184, RUNNING Y RESORT, PHASE 13, TRACT 1429, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3808-015BD-03300

891277

The true and actual consideration for this conveyance is \$1,050,000.00.

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:

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 6th day of may, 2021.

The Gibson Family 2000 Trust dated May 1, 2000

By: David J. Gibson
David J. Gibson, Trustee

By: Karen E. Gibson
Karen E. Gibson, Trustee

State of Oregon} ss.
County of Klamath}

On this 6th day of May, 2021, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared David J. Gibson and Karen E. Gibson known or identified to me to be the person whose name ~~is~~^{are} subscribed to the foregoing instrument as trustees of the Gibson Family 2000 Trust dated May 1, 2000, and acknowledged to me that they executed the same as Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Jean Pellegrino
Notary Public for the State of Oregon»
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

