



THIS SPACE RESERVED FOR R

2021-008424

Klamath County, Oregon

05/26/2021 01:58:00 PM

Fee: \$97.00

After recording return to:

Robert Clifton

P.O. Box 194

Bonanza, OR 97623

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

Robert Clifton

P.O. Box 194

Bonanza, OR 97623

File No. 449936AM

STATUTORY WARRANTY DEED

**Callie Gilchrist Raab and Kimberly Gilchrist and Cindi S. Gilchrist-Posadas,
all with full rights of survivorship,**

Grantor(s), hereby convey and warrant to

Robert Clifton,

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:

That part of the NW1/4 NE1/4 of Section 23, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying Southeasterly of Highway 140 as now located.

The true and actual consideration for this conveyance is \$30,039.00.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART

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 18 day of May, 2021

X Callie Gilchrist/Raab
Callie Gilchrist Raab
X Kimberly Gilchrist
Kimberly Gilchrist

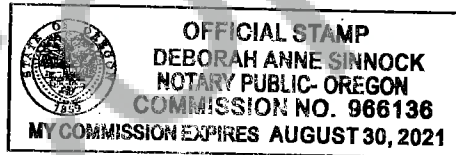
Cindi S. Gilchrist-Posadas

State of OR } ss
County of Klamath

On this 21st day of May, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Callie Gilchrist Raab, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath
Commission Expires: 8/30/21



State of NV } ss
County of Washoe

On this 18 day of May, 2021, before me, Lauren Christine Dumond a Notary Public in and for said state, personally appeared Kimberly Gilchrist, 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.

Lauren Christine Dumond
Notary Public for the State of NV
Residing at: Washoe
Commission Expires: 11-28-2024



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 13th day of 13th May 2021

Callie Gilchrist Raab

Kimberly Gilchrist

Cindi S. Gilchrist-Posadas
Cindi S. Gilchrist-Posadas

State of _____ } ss
County of _____ }

On this _____ day of _____, 2021, before me, _____ a Notary Public in and for said state, personally appeared Callie Gilchrist Raab, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this _____ day of _____, 2021, before me, _____ a Notary Public in and for said state, personally appeared Kimberly Gilchrist, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of California } ss
County of San Joaquin

On this 13th day of May, 2021, before me, Jeffrey David Heiser a Notary Public in and for said state, personally appeared Cindi S. Gilchrist-Posadas, 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.

Jeffrey David Heiser

Notary Public for the State of California

Residing at: 3858 Petersburg Circle, Stockton, CA 95219

Commission Expires: Dec. 11, 2021

