



2021-008544

Klamath County, Oregon

05/28/2021 11:18:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

John Gregory Gorman and Elaine Gorman and Timothy
Daniel Gorman

198 NW Lenox St.

Hillsboro, OR 97124

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

John Gregory Gorman and Elaine Gorman and Timothy
Daniel Gorman

198 NW Lenox St.

Hillsboro, OR 97124

File No. 462396AM

STATUTORY WARRANTY DEED

Bobby G. Daugherty and Nadine S. Daugherty as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

**John Gregory Gorman and Elaine Gorman, husband and wife, as to an undivided 50% interest and Timothy
Daniel Gorman, as to an undivided 50% interest,**

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 \$62,500.00.

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 26th day of May, 2021.

Bobby G. Daugherty
Bobby G. Daugherty

Nadine S. Daugherty
Nadine S. Daugherty

State of Ohio } ss
County of Greene }

On this 26th day of May, 2021, before me, Ronald D. Ryan a Notary Public in and for said state, personally appeared Bobby G. Daugherty and Nadine S. Daugherty, 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.

[Signature]
Notary Public for the State of Ohio
Residing at: Xenia Ohio
Commission Expires: 10/27/25



EXHIBIT "A"

462396AM

Parcel 1:

Lot 40 in Block 10 of SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

All that portion of Government Lots 5 and 12, Section 11, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County Oregon, described as follows:

Beginning at the radius point of the cul-de-sac at the Southern end of Josephine Streets, Second Addition to Nimrod River Park; thence South 17°00'15" West, 50 feet to the edge of said cul-de-sac, the true point of beginning; thence South 00°35'15" West across Government Lots 5 and 12 to the Sprague River; thence Westerly along the North bank of said river to the Westerly line of said Section 11; thence Northerly along said Section line to the Southerly boundary line of the Second Addition to Nimrod River Park; thence North 48°55'53" East to the Southwest corner of Lot 40, Block 10, of said Second Addition; thence North 71°11'28" East, 207.47 feet along the Southerly line of Lot 40, Block 10 of said Second Addition; thence continuing along the Southerly line of said lot South 75°07'28" East, 189.40 feet to the SE corner of said lot; thence Southerly and Easterly along the edge of the cul-de-sac to the true point of beginning.

Parcel 3:

All that portion of the West 1/2 of the West 1/2 of Government Lot 13, Section 11, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying South of the Sprague River.