



THIS SPACE RESERVED FOR

2021-016427  
Klamath County, Oregon  
11/01/2021 11:38:01 AM  
Fee: \$87.00

After recording return to:  
Mark E. Gates and Amanda M. Gates and Julie Gates  
12217 Keno Worden Rd.  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Mark E. Gates and Amanda M. Gates and Julie Gates  
12217 Keno Worden Rd.  
Klamath Falls, OR 97603  
File No. 498305AM

STATUTORY WARRANTY DEED

James R. Streeter and Janet S. Streeter, as Tenants by the Entirety,  
Grantor(s), hereby convey and warrant to  
  
Mark E. Gates and Julie Gates, as Tenants by the Entirety and Amanda M. Gates, with right of survivorship,

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:

Beginning at a point on the East line of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, distant 660 feet South from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of the Keno-Worden Highway; thence Northwesterly along the said Easterly line of said Highway to the point where said line intersects the West line of said Lot 8; thence North along said West line to the Northwest corner of said Lot 8; thence East along the North line of said Lot 8 to the Northeast corner of said Lot; thence South along the East line of said Lot to the point of beginning.

EXCEPT THEREFROM a portion of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, 660.00 feet South from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of Keno-Worden Highway and the point of beginning of this description; thence Northwesterly along said Easterly line of said Highway 160.00 feet; thence East 200.00 feet; thence Southeasterly parallel with and 200.00 feet from the Keno-Worden Highway 160.00 feet; thence West 200.00 feet to said Highway right of way and point of beginning of this description.

LESS AND EXCEPT a tract of land situated in Government Lot 8 (SW1/4 SE1/4) of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:


Beginning at a point on the Easterly line of the Keno-Worden Road from which the South quarter corner of said Section 6 bears South 20°58'15" West, along said Easterly line, 160.00 feet and South 07°12'03" West 677.55 feet; thence North 20°58' West, along said Easterly line, 43.00 feet; thence South 89°24'57" East 200.00 feet; thence South 20°58'15" East 43.00 feet; thence North 89°24'57" West 200.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$275,000.00.  
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 09 day of Oct, 2021.

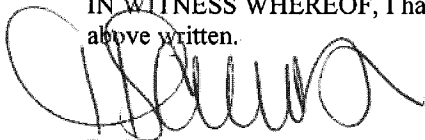
  
James R. Streeter

  
Janet S. Streeter

State of Oregon } ss  
County of Klamath }

On this 29 day of October, 2021, before me, Heather Sciorba a Notary Public in and for said state, personally appeared James R. Streeter and Janet S. Streeter, 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 Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 12/17/2021

