

**RECORDING REQUESTED BY:**

  
**Western** Title & Escrow

497 Oakway Road, Suite 340  
Eugene, OR 97401

**GRANTOR'S NAME:**

Lisa F. Gielish

**GRANTEE'S NAME:**

Douglas E. Stevens and Angela Quinby Stevens  
Gerald E. Stevens and Carol A. Stevens

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0228276-SC

Douglas E. Stevens and Angela Quinby Stevens  
Gerald E. Stevens and Carol A. Stevens,  
29565 Speasl Road  
Lebanon, OR 97355

**SEND TAX STATEMENTS TO:**

Douglas E. Stevens and Angela Quinby Stevens  
29565 Speasl Road  
Lebanon, OR 97355

Map: 250819/02200

Tax Lot 250819/02200, Crescent Lake, OR 97733

**2021-018005**

**Klamath County, Oregon**

12/03/2021 02:36:01 PM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Lisa Gielish, Grantor,**

conveys and warrants to

**Douglas E. Stevens and Angela Quinby Stevens and Gerald E. Stevens and Carol A. Stevens, not as tenants in common, but with the rights of survivorship, Grantee,**

the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED THIRTY-NINE THOUSAND AND NO/100 DOLLARS (\$139,000.00) which is paid to qualified intermediary pursuant to an IRC 1031 Tax Deferred Exchange. (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**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**

# STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: December 3, 2021

Lisa Gielish  
Lisa Gielish

State of OREGON

County of Lane

This instrument was acknowledged before me on December 3, 2021 by Lisa Gielish.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 1-12-25



**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Order No.:** WT0228276

**The W1/2 of the N1/2 of the N1/2 of the SW1/4 of the SW1/4 of Section 19, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

## EXHIBIT "B"

### Exceptions

**Subject to:**

7. Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge  
Amount: \$47.50
8. Special Assessment disclosed by the Klamath tax rolls:  
For: Walker Ranger Timber  
Amount: \$18.75
9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: February 13, 1975  
Volume: M75, page 1768