



THIS SPACE RESERVED FOR

2022-001646

Klamath County, Oregon

02/09/2022 08:44:01 AM

Fee: \$87.00

After recording return to:

Ian Gilbert-Ghormley and Bridget Gilbert-Ghormley

7840 E Hwy 140

Klamath Falls, OR 97603

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

Ian Gilbert-Ghormley and Bridget Gilbert-Ghormley

7840 E Hwy 140

Klamath Falls, OR 97603

File No. 517124AM

STATUTORY WARRANTY DEED

William J. Boyle and Barbara G. Boyle, Trustees of the Bill and Barbara Boyle Trust dated August 26, 2015,
Grantor(s), hereby convey and warrant to

Ian Gilbert-Ghormley and Bridget Gilbert-Ghormley, 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:

That portion of Tract 13, JUNCTION ACRES, in the County of Klamath, State of Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the North line of Tract 13 of Junction Acres Subdivision 154 feet Easterly from the Northwest corner of said Tract 13; thence Easterly 150 feet, more or less, to a point; thence South 664 feet, more or less, to a point; thence West 150 feet, more or less, to a point due South of the point of beginning; thence North 664 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$400,000.00.

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 3rd day of Feb 2022

The Bill and Barbara Boyle Trust

By: William J. Boyle
William J. Boyle, Trustee

By: Barbara G. Boyle
Barbara G. Boyle, Trustee

State of Oregon } ss
County of Klamath }

On this 3rd day of Feb, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared William J. Boyle and Barbara G. Boyle, Trustees of the Bill and Barbara Boyle Trust, 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 Oregon
Residing at: Klamath County
Commission Expires: 7-29-25

