



THIS SPACE RESERVED FOR

2022-006967
Klamath County, Oregon
06/03/2022 09:14:01 AM
Fee: \$87.00

After recording return to:

Jered C. Gail and Karen Gail
3470 Ford Dr.
Medford, OR 97504

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

Jered C. Gail and Karen Gail
3470 Ford Dr.
Medford, OR 97504

File No. 538822AM

STATUTORY WARRANTY DEED

Robert D. Wanner and Franklin E. Wanner, not as Tenants in Common, but with rights of survivorship,
Grantor(s), hereby convey and warrant to

Jered C. Gail and Karen Gail, not as Tenants in Common, but with Rights 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:

**Parcel 3 of Land Partition 31-16, being a portion of Lot 9 and a portion of Vacated Alley of Gienger's Home
Tracts, situated in the NE1/4 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon, recorded June 30, 2017 as 2017-007394, records of Klamath County,
Oregon.**

The true and actual consideration for this conveyance is \$42,000.00.

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 31st day of May, 2022

Robert D. Wanner
Robert D. Wanner
Franklin E. Wanner
Franklin E. Wanner

State of Oregon } ss
County of Klamath }

On this 31st day of May, 2022, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared Robert D. Wanner and Franklin E. Wanner, 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

