



THIS SPACE RESERVED FOR

**2022-008869**  
Klamath County, Oregon  
07/20/2022 10:47:01 AM  
Fee: \$92.00

After recording return to:

Alexander John Flores Jr. and Lorri Lee Flores and  
Mary L. Hansen

22785 N Poe Valley Road

Klamath Falls, OR 97603

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

Alexander John Flores Jr. and Lorri Lee Flores and  
Mary L. Hansen

22785 N Poe Valley Road

Klamath Falls, OR 97603

File No. 547447AM

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### STATUTORY WARRANTY DEED

**James Guntly and Peggy Guntly, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Lorri Lee Flores and Alexander John Flores Jr., Wife and Husband, and Mary L. Hansen, a Single Woman,  
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:

**See attached "Exhibit A"**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**3911-V2200-00500 616462**

**3911-V2200-00500 728564**

**3911-V2200-00500 35535**

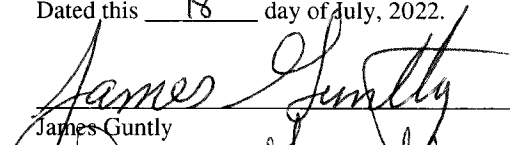
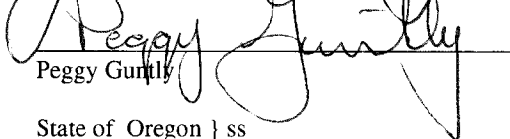
The true and actual consideration for this conveyance is \$1,200,000.00.

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:

***2022-2023 Real Property Taxes, a lien not yet due and payable***

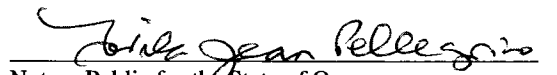
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

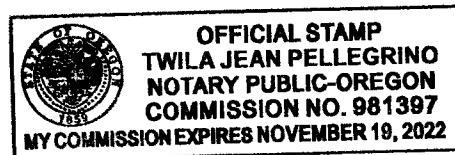
Dated this 18 day of July, 2022.

  
James Guntly  
  
Peggy Guntly

State of Oregon } ss  
County of Klamath }

On this 18 day of July, 2022, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared James Guntly and Peggy Guntly, 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 County, Oregon  
Commission Expires: 11-19-2022



## EXHIBIT "A"

547447AM

The N 1/2 SE 1/4 of Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situate in the NW 1/4 SE 1/4, Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at an iron pin on the Northerly right of way boundary of the North Poe Valley County Road as the same is presently located and constructed from which the East quarter section corner of Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian bears North 57°36' East 2375.2 feet distant and the South quarter section corner of said Section 22 bears South 24°40' West 1458.1 feet distant; thence North 88°59' West along the Northerly right of way boundary of said country road 469.8 feet to an iron pin; thence North 8°04' West 501.7 feet to an iron pin; thence South 88°59' East 366.1 feet to an iron pin; thence generally along an existing fence line South 29°57'43" East 150.12 feet, South 22°34'03" East 124.54 feet and South 16°35'25" East 264.66 feet to a point on the Northerly right of way line of North Poe Valley Road, said point being 30.00 feet at a right angle from the centerline of North Poe Valley Road as located during recorded survey Number 4406; thence along said Northerly right of way line North 88°59'45" West 23.48 feet; thence North 19°20'11" West 0.34 feet to the point of beginning.

ALSO EXCEPTING that part of the Southerly 30 feet of the NE 1/4 SE 1/4 of Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian lying Easterly of the North Poe Valley Road.

ALSO EXCEPTING any portion of the N 1/2 SE 1/4 of Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, lying within the following described parcel:

That portion of the Southerly thirty feet of the NE 1/4 SE 1/4 of Section 22, said Township and Range, the South of which is described as follows:

Beginning at a steel spike found marking the Southwest corner of the NW 1/4 SW 1/4 of said Section 23 established as shown on record of Survey No. 906 filed in the office of Klamath County Surveyor; thence Easterly along the South line of the NW 1/4 SW 1/4 of said Section 23 a distance of 365 feet to the true point of beginning; thence Westerly along the South line of the NW 1/4 SW 1/4 of Section 23 and the NE 1/4 SE 1/4 of Section 22, a distance of 760 feet, more or less, to a point 30 feet Westerly of its intersection with the North line of the North Poe Valley County Road.