



2022-012604
Klamath County, Oregon
10/24/2022 09:55:04 AM
Fee: \$107.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Maryah Garner and Kane Hatherill

299 Peaceful Valley Lane

Grants Pass, OR 97527

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

Maryah Garner and Kane Hatherill

299 Peaceful Valley Lane

Grants Pass, OR 97527

File No. 563128AM

STATUTORY WARRANTY DEED

Debbie Rogde, Claiming Successor for Estate of Joyce Landers also known as Joyce Ann Landers, and Debbie Rogde, Yvonne M. Elmore, Tammy S. Boyd and Ronald A. Rockholt

Grantor(s), hereby convey and warrant to

Maryah Garner, as to an undivided 50% interest and Kane Hatherill, as to an undivided 50% interest,

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'

The true and actual consideration for this conveyance is \$90,000.00.

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:

Signed in counterpart

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 20 day of Oct, 22.

Estate of Joyce Landers

By: Debbie Rogde
Debbie Rogde, Claiming Successor

By: Debbie Rogde
Debbie Rogde, Individually

By: _____
Yvonne M. Elmore

By: Tammy S. Boyd
Tammy S. Boyd

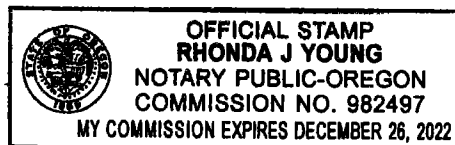
By: Ronald A. Rockholt
Ronald A. Rockholt

State of Oregon } ss.
County of Jackson }

On this 20 day of OCT, 2022, before me, Rhonda J. Young a Notary Public in and for said state, personally appeared Debbie Rogde known or identified to me to be the person whose name is subscribed to the foregoing instrument as Claiming Successor of the Estate of Joyce Landers, and acknowledged to me that he/she/they executed the same as Claiming Successor, and individually.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rhonda J. Young
Notary Public for the State of Oregon
Residing at: Jackson County
Commission Expires: 12-26-22



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 20th day of Oct., 2022.

Estate of Joyce Landers

By: _____
Debbie Rogde, Claiming Successor

By: _____
Debbie Rogde, Individually

By: Yvonne M. Elmore
Yvonne M. Elmore

By: _____
Tammy S. Boyd

By: _____
Ronald A. Rockholt

State of _____ } ss.
County of _____ }

On this ____ day of _____, 2022, before me, _____ a Notary Public in and for said state, personally appeared Debbie Rogde known or identified to me to be the person whose name is subscribed to the foregoing instrument as Claiming Successor of the Estate of Joyce Landers, and acknowledged to me that he/she/they executed the same as Claiming Successor, and individually.

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 _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

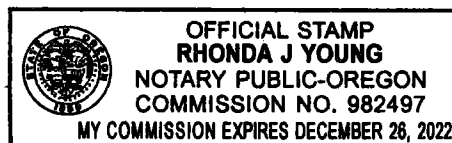
On this _____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared Yvonne M. Elmore, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, 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 _____
Residing at: _____
Commission Expires: _____

State of Oregon } ss
County of Jackson }

On this 20 day of Oct, 2022, before me, Rhonda J. Young, a Notary Public in and for said state, personally appeared Tammy S. Boyd, 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.

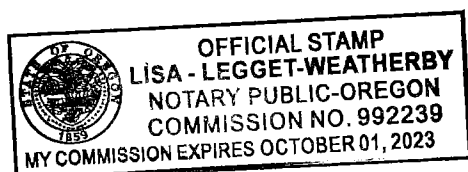
Rhonda J. Young
Notary Public for the State of Oregon
Residing at: Jackson County
Commission Expires: 12-26-22



State of Oregon } ss
County of Humata }

On this 21 day of October, 2022, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared Ronald A. Rockholt, 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Humata
Commission Expires: 10/1/2023



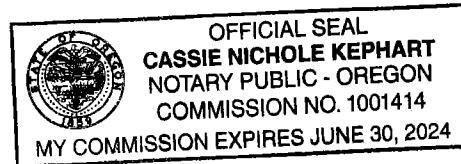
State of OR } ss
County of Lincoln }

On this 20 day of October, 2022, before me, Cassie Nichole Kephart, a Notary Public in and for said state, personally appeared Yvonne M. Elmore, 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.

Cassie Nichole Kephart

Notary Public for the State of OR
Residing at: Lebanon, OR
Commission Expires: 06/30/2024



State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared Tammy S. Boyd, 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 _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared Ronald A. Rockholt, 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 _____
Residing at: _____
Commission Expires: _____

EXHIBIT "A"

Lot 14, Block 2, WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/88th interest in the following described land: 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

PARCEL A

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence along the North line of said Section North 89 degrees 42' 15" East 400.0 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL B

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 ° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.