



**2022-013643**  
**Klamath County, Oregon**  
11/23/2022 09:29:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Melanie Gordon

P.O. Box 558

Bonanza, OR 97623

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

Melanie Gordon

P.O. Box 558

Bonanza, OR 97623

File No. 569305AM

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### STATUTORY WARRANTY DEED

**Merril Carr and Connie Carr, Trustees of the Merrill and Connie Carr Family Trust uad October 6, 2020,**

Grantor(s), hereby convey and warrant to

**Melanie Gordon,**

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:

**The S1/2 of the N1/2 of the SW1/4 in Section 18, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.**

The true and actual consideration for this conveyance is \$480,000.00.

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 22nd day of Nov, 2022

The Merrill and Connie Carr Family Trust

By: Merril Carr  
Merril Carr, Trustee

By: Connie Carr  
Connie Carr, Trustee

State of OR } ss  
County of Klamath }

On this 22nd day of Nov, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Merrill Carr and Connie Carr, Trustees of the Merrill and Connie Carr Family 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 OR  
Residing at: Klamath Co  
Commission Expires: 7-29-25

