



2022-014435
Klamath County, Oregon
12/21/2022 08:39:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kaitlyn Conley and Weston Conley and Kenneth

Millsap and Jennifer Millsap

3405 Bursell Rd.

Central Point, OR 97502

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

Kaitlyn Conley and Weston Conley and Kenneth

Millsap and Jennifer Millsap

3405 Bursell Rd.

Central Point, OR 97502

File No. 573147AM

STATUTORY WARRANTY DEED

Roland Gangstee and Shelley Hawkins-Gangstee, who acquired title as, Shelley Gangstee, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Kaitlyn Conley and Weston Conley, as Tenants by the Entirety and Kenneth Millsap and Jennifer Millsap, as Tenants by the Entirety, , together as tenants in common,

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"

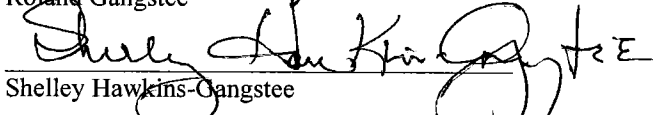
The true and actual consideration for this conveyance is \$70,000.00.

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 20th day of December 2022.


Roland Gangstee


Shelley Hawkins-Gangstee

State of Oregon } ss
County of Klamath }

On this 20th day of December, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Roland Gangstee and Shelley Gangstee, 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. *ut Hawkins*



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 7, 2026



EXHIBIT "A"

PARCEL 1:

A portion of the NW1/4 SE1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is East along the East-West centerline of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, a distance of 150 feet from the center quarter corner of said Section 10; thence continuing East along said centerline a distance of 180 feet; thence South parallel to the North-South centerline of said Section 10 a distance of 100 feet to a point; thence West parallel to the East-West centerline a distance of 180 feet to a point; thence North parallel to said North-South centerline a distance of 100 feet to the point of beginning.

PARCEL 2:

A portion of the NW1/4 SE1/4, Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is East along the centerline of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, a distance of 150 feet from the center of said Section 10 and thence South at right angles to said centerline a distance of 100 feet to the true point of beginning; thence continuing South a distance of 75 feet to a point; thence East parallel to said centerline a distance of 180 feet to a point; thence North at right angles to said centerline a distance of 75 feet to a point which is 100 feet South of said centerline; thence West parallel to and 100 feet Southerly from said centerline a distance of 180 feet to the point of beginning.