

APN: 253558

Statutory Warranty Deed  
- continued

File No.: 7161-4023805 (SL)



After recording return to:  
Reno Gatt and Virgilia Johnson  
1751 Johnmark Circle  
Grants Pass, OR 97527

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Reno Gatt and Virgilia Johnson  
1751 Johnmark Circle  
Grants Pass, OR 97527

File No.: 7161-4023805 (SL)  
Date: December 30, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Phillip J. Scott and Donna J. Scott, Trustees of THE SCOTT FAMILY TRUST Dated June 4, 1994**, Grantor, conveys and warrants to **Reno Gatt and Virgilia Johnson not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 12, Block 2, Lone Pine On The Sprague, according to the duly recorded plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following, to wit: A tract of land situated in the SW1/4 SE1/4 of Section 11 and the NE1/4 of Section 14, all in Township 35 South, Range 9 East Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the west line of the SW1/4 SE1/4 of said Section 11, said point being North 0°07'13" West a distance of 71.79 feet from the south one-fourth corner of said Section 11; thence South 62°56'13" East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South 52°17'05" East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; then South 37°33'14" East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; then South 06°04'53" East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South 71°26'17" East 279.26 feet; thence South 72°03'37" East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South 14°47'22" East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the west line of the SW1/4 SE1/4 of said Section 11; thence South 0°07'13" East along said west line to the point of beginning.**

**NOTE:** This legal description was created prior to January 1, 2008.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$15,875.00**. (Here comply with requirements of ORS 93.030)

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 2nd day of January, 2023.

Phillip J. Scott and Donna J. Scott, Trustees of  
the Scott Family Trust, Dated July 4, 1994

Phillip J. Scott

Phillip J. Scott, Trustee

Donna J. Scott

Donna J. Scott, Trustee

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by as of Phillip J. Scott and Donna J. Scott, Trustees of the Scott Family Trust, Dated July 4, 1994, on  
behalf of the .

**\*CALIFORNIA NOTARIAL  
CERTIFICATE ATTACHED\***  
Herman Billington - Notary Public

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

} SS

County of San Diego

On January 02, 2023 before me, Herman Billington - Notary Public, personally appeared

Phillip J. Scott and Donna J. Scott,

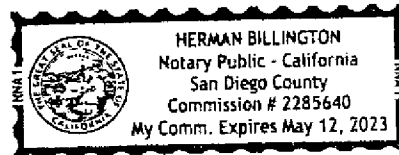
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Herman Billington  
Herman Billington - Notary Public



## DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 03 Document Date 12/30/2022

(Additional information)