



THIS SPACE RESERVED FOR

2023-000314

Klamath County, Oregon

01/17/2023 11:42:01 AM

Fee: \$87.00

After recording return to:

Ryan Gallagher and Samantha Gallagher

13497 E Langell Valley Road

Bonanza, OR 97623

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

Ryan Gallagher and Samantha Gallagher

13497 E Langell Valley Road

Bonanza, OR 97623

File No. 570256AM

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**STATUTORY WARRANTY DEED**

**Christopher John Kirby and Sara M. Kirby,  
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Ryan Gallagher and Samantha Gallagher, as Tenants by the Entirety,**

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:

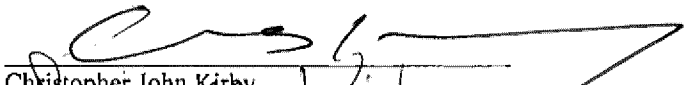
**Parcel 1 of Land Partition 21-15, being a replat of Parcel 2 of Land Partition 82-05, and adjacent Lands situated in Section 17, The E1/2 NE1/4 of Section 18 and the NE1/4 of Section 20, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon. Being recorded on March 18, 2016 in Instrument No, 2016-002916, records of Klamath County, Oregon**

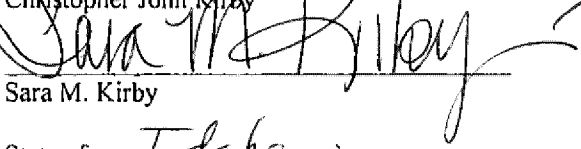
The true and actual consideration for this conveyance is \$255,350.00.

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 11 day of January, 2023

  
Christopher John Kirby

  
Sara M. Kirby

State of Idaho } ss  
County of Lemhi }

On this 11 day of December, 2023, before me, Angela Morton a Notary Public in and for said state, personally appeared Christopher John Kirby and Sara M. Kirby, 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 Idaho  
Residing at: Salmon, ID  
Commission Expires: 09-08-2026

ANGELA MORTON Notary Public - State of Idaho Commission Number 20203462 My Commission Expires 09-08-2026
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