



2023-001958
Klamath County, Oregon
03/22/2023 10:49:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jim Evans and Gene Kastner

765 South Grive Loop

Jefferson, OR 97352

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

Jim Evans and Gene Kastner

765 South Grive Loop

Jefferson, OR 97352

File No. 548966AM

STATUTORY WARRANTY DEED

June Anne Sammis and Peggy Anne Love signing as Co-Trustees of the Sammis Family Trust,

Grantor(s), hereby convey and warrant to

Jim Evans and Gene Kastner, Not as Tenants in Common, but with right of survivorship

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 EXHIBIT "A"

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-019B0-01100

The true and actual consideration for this conveyance is \$28,000.00.

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 17th day of March, 2023

Sammis Family Trust

By: Jane Anne Sammis, trustee
Jane Anne Sammis, Trustee

By: Peggy Anne Love trustee
Peggy Anne Love, Trustee

State of California } ss.
County of Sacramento }

On this 17th day of March, 2023, before me, Steve Glaser a Notary Public in and for said state, personally appeared Jane Anne Sammis & Peggy Anne Love known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Sammis Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]
Notary Public for the State of California »
Residing at: Contra Costa
Commission Expires: 04/21/2023

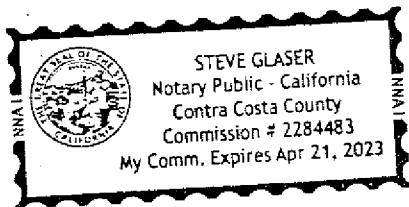


EXHIBIT "A"

548966AM

Government Lot 2 in Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following described parcels:

PARCEL A:

A tract of land beginning at a point 330 feet South of the North section corner between Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, thence East 460 feet parallel to the North Section line of said Section 19; thence South 1700 feet parallel to the West Section line of said Section 19; thence West 460 feet to the West Section line of said Section 19; thence North along said Section line 1700 feet to the point of beginning, all in the Northwest quarter of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL B:

A tract of land situated in Government Lot 2, NW1/4 of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the North section corner between Sections 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South along section line between Sections 24 and 19, 2030 feet to the place of beginning; thence East 460 feet parallel to the North section line of Section 19; thence South 270 feet parallel to the West section line of Section 19; thence West 460 feet; thence North along common section line of Sections 19 and 24, 270 feet to the point of beginning, all in the NW1/4 of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL C:

Beginning at a point two thousand one hundred and sixty feet (2160') South of the North Section corner between Section Twenty Four (24), Township Twenty-Three (23) South, Range Nine (9) East of the Willamette Meridian, Klamath County, Oregon and Section Nineteen (19), Township Twenty-Three (23) South, Range Ten (10) East of the Willamette Meridian, Klamath County, Oregon thence East four hundred sixty feet (460') parallel to the North Section line of said Section Nineteen (19), thence South two hundred feet (200') parallel to the West section line of said Section Nineteen (19), thence West four hundred sixty (460') feet to the West section line of said Section Nineteen (19), thence North two hundred feet (200') along said section line to the point of beginning.