



2023-003346  
Klamath County, Oregon  
05/02/2023 02:39:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Isaac F. Gansberg and Traci Nichole Gansberg

2359 Pine Grove Rd.

Klamath Falls, OR 97603

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

Isaac F. Gansberg and Traci Nichole Gansberg

2359 Pine Grove Rd.

Klamath Falls, OR 97603

File No. 581992AM

### STATUTORY WARRANTY DEED

**Amber Olsson,**

Grantor(s), hereby convey and warrant to

**Isaac F. Gansberg and Traci Nichole Gansberg, 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:

**A tract or parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Base and Meridian, Klamath County, Oregon and being more particularly described as follows:**

**Commencing at a found 3/4 inch iron pipe monumenting the quarter corner common to Sections 4 and 9, said Township and Range; thence South 89°55' West along the Section line common to said Sections, 684.66 feet to a 1/2 inch iron pin for the true point of beginning; thence continuing along said section line, South 89°55' West 297.99 feet to a 1/2 inch iron pin; thence leaving said Section line, South 00°06' West 519.96 feet (Deed Record 519.5 feet) to a 5/8 inch iron pin situated on the Northwesterly right of way of Pine Grove Road (county road); thence along said right of way, along the arc of a 6°00' curve (radius is 984.93 feet) to the right (the chord bears North 74°28'58" East, 73.45 feet) 73.465 feet to the end of said curve; thence continuing along said right of way, North 76°37'10" East (Deed Record North 76°35' East) 233.69 feet to a 1/2 inch iron pin; thence leaving said right of way, North 00°06' East 445.66 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$492,000.00.

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 28 day of April, 2023.

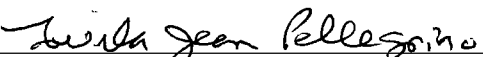


Amber Olsson

State of Oregon } ss  
County of Klamath }

On this 28 day of April, 2023, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Amber Olsson, 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 Oregon  
Residing at: Klamath County  
Commission Expires: 10-27-2026

