



2023-003426
Klamath County, Oregon
05/05/2023 09:30:01 AM
Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Shelly A. Salmon and Robert A. Salmon

1345 Pacific Terrace

Klamath Falls, OR 97601

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

Shelly A. Salmon and Robert A. Salmon

1345 Pacific Terrace

Klamath Falls, OR 97601

File No. 587537AM

STATUTORY WARRANTY DEED

GATA Properties, LLC, an Oregon Domestic Limited Liability Company,

Grantor(s), hereby convey and warrant to

Shelly A. Salmon and Robert A. Salmon, 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:

Lot Twelve (12) of Block Seventeen (17) of Hillside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH that portion of Painter Street which inures by law by Ordinance No. 95-16 and recorded January 2, 1996 in Volume M96, Page 33, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$180,000.00.

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:

SIGNED IN COUNTERPART

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 26 day of April, 2023.

GATA Properties, LLC

By: [Signature]
Todd Goebel, Member

By: [Signature]
Gavin Goebel, Member

By: _____
Alden Goebel, Member

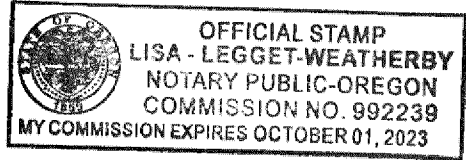
By: _____
Austin Goebel, Member

State of Oregon
County of Klamath

On this 26 day of April, 2023, in the year 2023, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Todd Goebel known or identified to me to be the Member in the Limited Liability Company known as Gata Properties, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 Oregon
Residing at: [Address]
Commission Expires: 10/1/2023



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 1 day of May, 2023.

GATA Properties, LLC

By: _____
Todd Goebel, Member

By: _____
Gavin Goebel, Member

By: Alden Goebel
Alden Goebel, Member

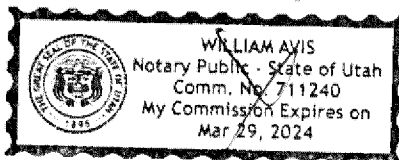
By: Austin Goebel
Austin Goebel, Member

State of Utah
County of Wasatch

On this 1st day of May, in the year 2023, before me, William Avis, a Notary Public in and for said state, personally appeared Todd Goebel known or identified to me to be the Member in the Limited Liability Company known as Gata Properties, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

William Avis
Notary Public for the State of Utah
Residing at: Utah
Commission Expires: 3-29-2024

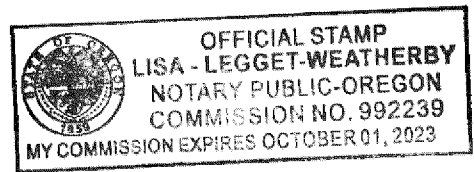


State of Oregon
County of Washouli

On this 24 day of April, in the year 2023, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared Gavin Goebel known or identified to me to be the Member in the Limited Liability Company known as Gata Properties, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Washouli
Commission Expires: 10/1/2023



State of _____
County of _____

On this ____ day of _____, in the year 2023, before me, _____, a Notary Public in and for said state, personally appeared Alden Goebel known or identified to me to be the Member in the Limited Liability Company known as Gata Properties, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 _____
Residing at: _____
Commission Expires: _____

State of _____
County of _____

On this ____ day of _____, in the year 2023, before me, _____, a Notary Public in and for said state, personally appeared Austin Goebel known or identified to me to be the Member in the Limited Liability Company known as Gata Properties, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 _____
Residing at: _____
Commission Expires: _____

State of _____
County of _____

On this ____ day of _____, in the year 2023, before me, _____, a Notary Public in and for said state, personally appeared Gavin Goebel known or identified to me to be the Member in the Limited Liability Company known as Gata Properties, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

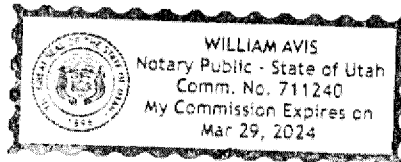
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Utah
County of Weber

On this 15 day of May, in the year 2023, before me, William Avis, a Notary Public in and for said state, personally appeared Aiden Goebel known or identified to me to be the Member in the Limited Liability Company known as Gata Properties, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

William Avis
Notary Public for the State of Utah
Residing at: Utah
Commission Expires: 3-29-2024



State of Utah
County of Weber

On this 15 day of May, in the year 2023, before me, William Avis, a Notary Public in and for said state, personally appeared Austin Goebel known or identified to me to be the Member in the Limited Liability Company known as Gata Properties, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

William Avis
Notary Public for the State of Utah
Residing at: Utah
Commission Expires: 3-29-2024

