

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.

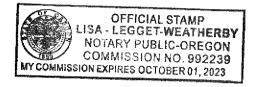
The true and actual consideration for this conveyance is \$180,000.00.

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 195.301 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	
GATA Properties, JCC	
By: Todo Goebel, Member	
By: Gavin Goebel, Member	
By:Alden Goebel, Member	
By:Austin Goebel, Member	
State of County of June 2023, before me, 2023, before me, a Notary Public in and for said state, personally appeared Todd Goebel known the Member in the Limited Liability Company known as Gata Properties, L Company who executed the foregoing instrument, and acknowledged to me same in said LLC name.	own or identified to me to be LC, an Oregon Limited Liability
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my office certificate first above written	ial seal the day and year in this



Notary Public for the State of

Commission Expires:

Residing at:

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

LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.
Dated this day of, 2023.
GATA Properties, LLC
By: Todd Goebel, Member
By: Gavin Goebel, Member
By: Alden Goebel, Member
By: Austin Goebel, Member
State of Want
On this / day of, in the year 2023, before me,
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 fy State of
Wit LIAM AyIS Notary Public - State of Utah Comm. No. 711240 My Commission Expires on Mar 29, 2024

State of County of	imuth			,	
On this Hay of	, in the personally appeared Ga	e year 2023, befor win Goebel know:	re me, \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Lyget Members	Uthulya No per in the Limited
Liability Company know	n as Gata Properties, LLC edged to me that he/she ex	, an Oregon Limit	ed Liability Comp	pany who executed	I the foregoing
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Notary Public for the Sta Residing at	t Wlith	erly	Lis	OFFICIAL STAI A - LEGGET-WEA DTARY PUBLIC-O	HEKDI
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State of			
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Notary Public for the State ofResiding at:	·		
Residing at: Commission Expires:			
State of			
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IN WITNESS WHEREOF, I have hereur above written.	Ť	y official seal the day and year in this	s certificate first
Notary Patric for the State of Ah Residing at: (4) A Commission Expires: 7-29-2	William Avis	WILLIAM AVIS Notary Public - State of Comm. No. 711240 My Commission Expires Mar 29, 2024	
State of			
On this	rties, LLC, an Oregon Limite	d Liability Company who executed the	, a Notary r in the Limited ne foregoing
IN WITNESS WHEREOF, I have hereun above written.	nto set my hand and affixed m	ny official seal the day and year in this	s certificate first
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