

TICOR Title
594540A/470323086215

RECORDING REQUESTED BY:



147 First St., Ste 102
Ashland, OR 97520

2023-006378

Klamath County, Oregon

07/28/2023 02:08:02 PM

Fee: \$92.00

GRANTOR'S NAME:

Catherine A. Gelder as Trustee of the Catherine A. Gelder
Revocable Trust dated October 9, 2009

GRANTEE'S NAME:

Cary Martin Milburn and Betty Jo Milburn

AFTER RECORDING RETURN TO:

Order No.: 470323086215-EV

Cary Martin Milburn and Betty Jo Milburn, as tenants by the
entirety

22719 Horseshoe Way
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Cary Martin Milburn and Betty Jo Milburn
22719 Horseshoe Way
Klamath Falls, OR 97601

22719 Horseshoe Way, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Catherine A. Gelder, as Trustee of the Catherine A. Gelder Revocable Trust dated October 9, 2009, Grantor, conveys and warrants to Cary Martin Milburn and Betty Jo Milburn, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$600,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

Subject to 2023-2024 real property taxes, a lien, not yet due.

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7/20/2023

The Catherine A. Gelder Revocable Trust dated October 9, 2009

BY: Catherine A. Gelder, Trustee
Catherine A. Gelder, Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on 20 July 2023 by Catherine A. Gelder, as Trustee for
The Catherine A. Gelder Revocable Trust dated October 9, 2009.

Marla N
Notary Public - State of Oregon

My Commission Expires: 2/26/2027

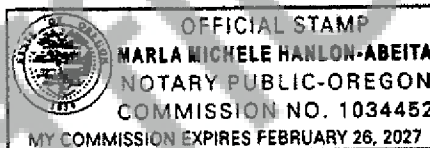


EXHIBIT "A"

594540AM

Lots 1, 2 and 3 in Block 5 of MOUNTAIN LAKES HOMESITES, Tract No. 1017 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.