



2023-007651  
Klamath County, Oregon  
09/01/2023 11:14:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kallie Gatliff

231 West Front ST

Merrill, OR 97633

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

Kallie Gatliff

231 West Front ST

Merrill, OR 97633

File No. 594425AM

### STATUTORY WARRANTY DEED

**Janet Herman,**

Grantor(s), hereby convey and warrant to

**Kallie Gatliff,**

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:

#### PARCEL A:

**A piece or parcel of land situated in Lots 51 and 52 of Merrill Tracts, a platted portion of Klamath County in the City of Merrill, Oregon, being more particularly described as follows:**

**Beginning at a 5/8 inch aluminum capped iron pin from which the Northeast corner of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 40.0 feet and East 355.3 feet distant, said point of beginning also being on the South right-of-way of the Oregon State Highway No. 50; thence West along the South right-of-way of said Highway 70.0 feet to a 5/8 inch aluminum capped iron pin; thence South 60.0 feet to a 5/8 inch aluminum capped iron pin; thence East 70.0 feet to a 5/8 inch aluminum capped iron pin; thence North 60.0 feet (70.0 feet by deed record) more or less, to the point of beginning.**

#### PARCEL B:

**That certain building known as "The Merrill Polar Bear" Merrill, Oregon, together with all personal property equipment, fixtures and food stuffs located therein and situated on the following real property:**

**Commencing at a point 40 feet East of the Northwest corner of Block 51 of Merrill Tracts, extending thence East along the North line of said Block 51 a distance of 40 feet, thence South 100 feet, thence West 40 feet, thence North 100 feet, more or less, to the point of beginning, in the City of KMerrill, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$to convey title

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 31 day of August, 2023.

Janet Herman  
Janet Herman

State of Oregon } ss  
County of Klamath }

On this 31 day of August, 2023, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Katie Galtiff, 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.

\* Janet Herman TH

Emily Coe  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 9/27/2025

