



2023-008411
Klamath County, Oregon
09/27/2023 11:36:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Danyale Haines and Noah M. Haines

2522 Wiard St

Klamath Falls, OR 97603

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

Danyale Haines and Noah M. Haines

2522 Wiard St

Klamath Falls, OR 97603

File No. 603816AM

STATUTORY WARRANTY DEED

Jered C. Gail and Karen Gail, not as Tenants in Common, but with Rights of Survivorship,

Grantor(s), hereby convey and warrant to

Danyale Haines and Noah M. Haines, 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:

**Parcel 3 of Land Partition 31-16, being Lot 9 and a portion of Vacated Alley of Gienger's Home Tracts,
situated in the NE1/4 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon, recorded June 30, 2017 as 2017-007394, records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$420,000.00.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 22 day of September, 2023

Jered C. Gail
Jered C. Gail

Karen Gail
Karen Gail

State of Oregon } ss
County of Jackson }

On this 22 day of September, 2023, before me, Meyl Roy a Notary Public in and for said state, personally appeared Jered C. Gail and Karen Gail, 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.

Meyl Roy
Notary Public for the State of Oregon

Residing at: Jackson County

Commission Expires: 09/12/2026

