

Michael Spencer
Returned at Counter

2023-009085

Klamath County, Oregon

William L. Gallagher III and Pamela R. Stratton-DeChellis

Grantor

William L. Gallagher III and Pamela R. Stratton-DeChellis, Trustees
PO Box 309
Beatty, OR 97621



00321183202300090850030038

10/20/2023 03:23:21 PM

Fee: \$92.00

Grantee

After recording return to:

Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That William L. Gallagher III and Pamela R. Stratton-DeChellis, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William L. Gallagher III and Pamela R. Stratton-DeChellis, Trustee(s) or Successor Trustee(s) of the Gallagher Living Trust dated October 18, 2023, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, have executed this instrument this 18th day of October, 2023.

William L. Gallagher III

Pamela R. Stratton-DeChellis

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named William L. Gallagher III and Pamela R. Stratton-DeChellis on October 18, 2023 and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before me:

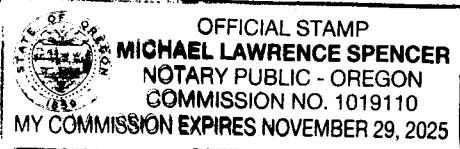


EXHIBIT "A"

UNSURVEYED PARCEL 1 OF "LAND PARTITION 16-19", SITUATED IN THE E1/2 E1/2 OF SECTION 36, T36S, R11EWM, AND THE W1/2 W1/2 OF SECTION 31, T36S, R12EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE TOWNSHIP CORNER COMMON TO SECTION 1, T37S, R11EWM, SECTION 6, T37S, R12EWM, AND SAID SECTIONS 36 AND 31; THENCE N89°49'30"W 1319.98 FEET TO THE EAST 1/16 CORNER COMMON TO SAID SECTIONS 36 AND 1; THENCE N00°25'34"E, ALONG THE NORTH-SOUTH CENTERLINE OF THE SE1/4 OF SAID SECTION 36, 875 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF STATE HIGHWAY 140; THENCE NORTHEASTERLY, ALONG THE SAID CENTERLINE, 3760 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTH-SOUTH CENTERLINE OF THE W1/2 OF SAID SECTION 31; THENCE S00°07'16"W, ALONG THE SAID NORTH-SOUTH CENTERLINE, 2030 FEET, MORE OR LESS, TO THE SW1/16 CORNER OF SAID SECTION 31; THENCE WESTERLY 1320 FEET, MORE OR LESS, TO THE SOUTH 1/16 CORNER COMMON TO SAID SECTIONS 36 AND 31; THENCE S00°32'34"W 1325.95 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE PLAT OF SAID "LAND PARTITION 16-19" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

UNSURVEYED PARCEL 3 OF "LAND PARTITION 16-19", SITUATED IN THE SE1/4 OF SECTION 30, THE E1/2 OF SECTION 31 AND THE W1/2 NW1/4 OF SECTION 32, T36S, R12EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE N89°39'24"W 2647.55 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 31; THENCE N00°07'00"E 2651.98 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 31; THENCE S89°39'30"E 1323.53 FEET, MORE OR LESS, TO THE C-E 1/16 OF SAID SECTION 31; THENCE N00°06'41"W 2652.01 FEET, MORE OR LESS, TO THE EAST 1/16 COMMON TO SAID SECTIONS 30 AND 31; THENCE N89°39'35"W, ALONG THE SOUTH LINE OF SAID SECTION 30, 445 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF STATE HIGHWAY 140; THENCE NORTHEASTERLY, ALONG THE SAID CENTERLINE, 2349 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 30; THENCE S00°32'44"W 1557 FEET, MORE OR LESS, TO THE SECTION CORNER COMMON TO SECTION 29, T36S, R11EWM, AND SAID SECTIONS 30, 31 AND 32; THENCE S89°47'03"E 1327.49 FEET TO THE WEST 1/16 CORNER COMMON TO SAID SECTIONS 29 AND 32; THENCE S00°09'36"W 2657.36 FEET TO THE C-W 1/16 CORNER OF SAID SECTION 32; THENCE N89°59'14"W 1324.95 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 31 AND 32; THENCE S00°06'21"W 2652.06 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE PLAT OF SAID "LAND PARTITION 16-19" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

BOTH PARCELS LOCATED IN LP 16-19 BEING A REPLAT OF PARCEL 2 OF LAND PARTITION 9-18, SITUATED IN THE SE1/4 OF SECTION 30, SECTION 31 AND THE NW1/4 OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND RECORDED MAY 7, 2020 AS 2020-005744.

LEGAL DESCRIPTION OF UNSURVEYED PARCEL 2 OF "LAND PARTITION 16-19"

UNSURVEYED PARCEL 2 OF "LAND PARTITION 16-19", SITUATED IN THE N1/2 OF SECTION 31, T36S, R12EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE C-E 1/16 OF SAID SECTION 31; THENCE N89°39'30"W 2647.01 FEET, MORE OR LESS, TO THE C-W 1/16 CORNER OF SAID SECTION 31; THENCE N00°07'16"E, ALONG THE NORTH-SOUTH CENTERLINE OF THE NW1/4 OF SAID SECTION 31, 710 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF STATE HIGHWAY 140; THENCE NORTHEASTERLY, ALONG THE SAID CENTERLINE, 2930 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 31; THENCE S89°39'35"E 445 FEET, MORE OR LESS, TO THE EAST 1/16 CORNER COMMON TO SECTION 30, T36S, R12EWM, AND SAID SECTION 31; THENCE S00°06'41"W 2652.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 112 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF SAID "LAND PARTITION 16-19" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.