

Returned at Counter
AmeriTitle



2024-003552

Klamath County, Oregon



00328069202400035520050059

THIS SPA

05/07/2024 02:24:54 PM

Fee: \$102.00

After recording return to:

Steven K. Gorden and Deeanna Gorden

23921 Hwy 140 E

Bonanza, OR 97623

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

Steven K. Gorden and Deeanna Gorden

23921 Hwy 140 E

Bonanza, OR 97623

File No. 628679AM

STATUTORY WARRANTY DEED

Randall C. Law and Joanna M. Law and Deborah Starbuck and Rhonda Reynolds, each as their interest may appear,

Grantor(s), hereby convey and warrant to

Steven K. Gorden and Deeanna Gorden, 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:

The SE1/4 of the SW1/4, and that portion of the NE1/4 of the SW1/4 lying South of the State Highway and that portion of the SE1/4 of the NW1/4 lying South of the State Highway, all in Section 36, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the county of Klamath, State of Oregon; LESS that portion conveyed to Klamath County, Political Subdivision of the State of Oregon by instrument dated November 12, 1941, recorded November 29, 1941, in Volume 143 at Page 18 in Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$370,000.00.

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:

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 2nd day of May, 2024.

Deborah Starbuck

Deborah Starbuck

State of Texas } ss
County of El Paso, TX }

On this 2nd day of May, 2024, before me, Rafael Serratos Cisneros a Notary Public in and for said state, personally appeared Deborah Starbuck, 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.

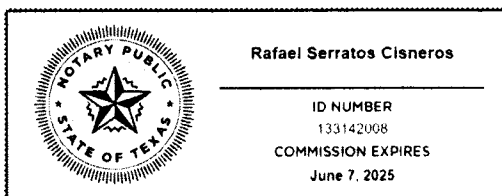
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rafael Serratos Cisneros

Notary Public for the State of Texas
El Paso

Residing at: _____

Commission Expires: 06/07/2025



Electronically signed and notarized online using the Proof platform.

Dated this 03 day of May, 2024.

Randall C Law

Randall C. Law

State of Florida } ss
County of Duval }

On this 3rd day of May, 2024, before me, Lola Denise Strickland a Notary Public in and for said state, personally appeared Randall C. Law, 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.

Lola Denise Strickland

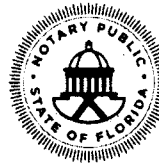
Lola Denise Strickland

OR DRIVER LICENSE

Notary Public for the State of Florida

Residing at: Jacksonville, FL

Commission Expires: 06/04/2025



LOLA DENISE STRICKLAND
Notary Public - State of Florida

Commission # HH137805
Expires on June 4, 2025

Notarized remotely online using communication technology via Proof.

Dated this 6 day of May, 2024

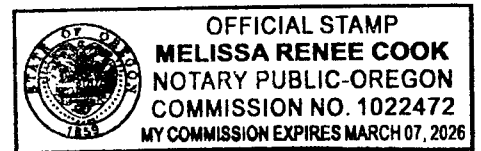
[Signature]
Joanna M. Law

State of Oregon } ss
County of Washington }

On this 6 day of May, 2024, before me, Melissa Cook a Notary Public
in and for said state, personally appeared Joanna M. Law, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: [Signature]
Commission Expires: 3/7/26



Dated this 2nd day of May, 2024.

Rhonda Reynolds

Rhonda Reynolds

State of Virginia } ss
County of City of Alexandria }

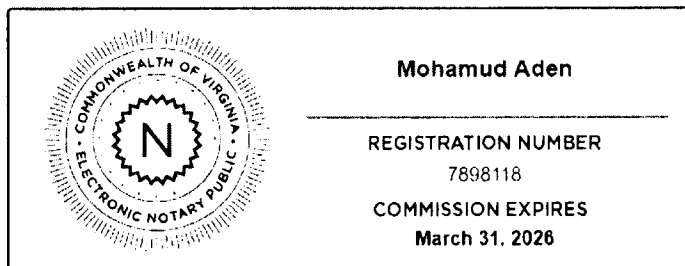
On this 2nd day of May, 2024, before me, Mohamud Aden a Notary Public in and for said state, personally appeared Rhonda Reynolds, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Mohamud Aden

7898118

Notary Public for the State of Virginia
Residing at: Virginia City of Alexandria
Commission Expires: 03/31/2026 Electronic Notary Public



Notarized remotely online using communication technology via Proof.