



2024-006012
Klamath County, Oregon
07/12/2024 01:42:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Patrick McMillen and Trina McMillen

7401 SE Elsa St .

Gresham, OR 97080

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

Patrick McMillen and Trina McMillen

7401 SE Elsa St .

Gresham, OR 97080

File No. 638350AM

STATUTORY WARRANTY DEED

Jack Gundlach,

Grantor(s), hereby convey and warrant to

Patrick McMillen and Trina McMillen, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$150,000.00.

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:

Real property taxes due, if any, but not yet 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 6 day of July 2024.

Jack Gundlach
Jack Gundlach

State of Oregon } ss
County of Jackson }

On this 6th day of July, 2024, before me, Brenda Lee Davis a Notary Public in and for said state, personally appeared Jack Gundlach, 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.

Brenda Lee Davis
Notary Public for the State of Oregon
Residing at: Jacksonville, Oregon
Commission Expires: 01-03-2028

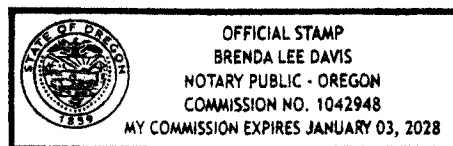


EXHIBIT 'A'

File No. 638350AM

PARCEL 1:

A parcel of land situated in Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

The E1/2 of the parcel beginning at 5/8" iron pin marking the Southwest corner of the NE1/4 NW1/4 of said Section 14; thence from said point of beginning; North 00°10'16" East along the West line of the said NE1/4 NW1/4 391.19 feet to a 5/8" iron pin; thence South 89°54'02" East 1097.61 feet to a 5/8" iron pin; thence South 791.58 feet to a point; thence South 89°35'57" West 1100.03 feet to a 5/8" iron pin; thence North 00°10'16" East along the West line of the said N1/2 NE1/4 of NW1/4 409.98 feet to a 5/8" iron pin marking the point of beginning.

PARCEL 2:

The W1/2 of a parcel of land situated in Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Southwest corner of the NE1/4 NW1/4 of said Section 14; thence from said point of beginning North 00°10'16" East along the West line of the said NE1/4 NW1/4 391.19 feet to a 5/8" iron pin; thence South 89°54'02" East 1097.61 feet to a 5/8" iron pin; thence South 791.58 feet to a point; thence South 89°35'57" West 1100.03 feet to a 5/8" iron pin; thence North 00°10'16" East along the West line of the said N1/2 NE1/4 of NW1/4 409.98 feet to a 5/8" iron pin marking the point of beginning.