



2024-008908  
Klamath County, Oregon  
10/11/2024 11:57:01 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Terry Kevin Arnold and Delene Michele Arnold

2690 Connecticut Ave.

North Bend, OR 97459

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

Terry Kevin Arnold and Delene Michele Arnold

2690 Connecticut Ave.

North Bend, OR 97459

File No. 652938AM

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### STATUTORY WARRANTY DEED

**Cindi S. Posadas, Successor Trustee of the C.P. Gilchrist/Raab Revocable Trust dated February 8, 2021 who took title as the C.P. Gilchrist/Raab Trust, dated February 8, 2021,**

Grantor(s), hereby convey and warrant to

**Terry Kevin Arnold and Delene Michele Arnold, 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:

**All that real property situated in the NE1/4 of Section 33, Township 39 South, Range 12 East of the Willamette Meridian, more particularly described as follows:**

**Beginning at the Northeast corner of Section 33, Township 39 South, Range 12 East of the Willamette Meridian; thence South on the section line 1239.2 feet; thence North 35°10' West 530.2 feet; thence North 10°20' West 817.3 feet more or less, to the North boundary of said Section 33; thence East on said boundary 451.3 feet, more or less to the point of beginning. This Tract of land is that part of the NE1/4 of the NE1/4 of Section 33 which lies East of the Wolf Flat Drain.**

**EXCEPTING that portion conveyed to the United States of America by instruments recorded in Book 69, page 267, and in Book 69, page 271, Deed Records of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$75,000.00.**

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: October 9, 2024

C.P. Gilchrist/Raab Revocable Trust

By:

  
Cindi S. Posadas, Trustee

State of California} ss.

County of \_\_\_\_\_}

On this \_\_\_\_\_ day of October, 2024, before me, \_\_\_\_\_, a Notary Public in and for said state, personally appeared Cindi S. Posadas known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the C.P. Gilchrist/Raab Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

\_\_\_\_\_  
Notary Public for the State of California

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

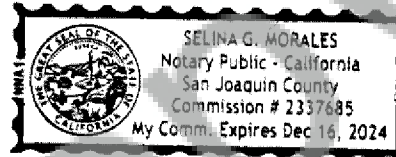
State of California  
County of San Joaquin

On October 10, 2024 before me, Selina G. Morales, Notary Public  
(insert name and title of the officer)

personally appeared Cindi S. Posadas,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (Seal)