



After recording return to:  
William Stephen Foulon & Robin  
Vogel Foulon, Trustees of the Foulon  
Family Trust  
5605 S Hwy 97  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
William Stephen Foulon & Robin  
Vogel Foulon, Trustees of the Foulon  
Family Trust  
5605 S Hwy 97  
Klamath Falls, OR 97601

File No.: 7161-4214347 (SA)  
Date: November 08, 2024

THIS SPACE RESERVED FOR RE

2024-009898

Klamath County, Oregon

11/13/2024 03:15:01 PM

Fee: \$97.00

### STATUTORY WARRANTY DEED

**Richard L. Gerhart and Linda M. Gerhart, Trustees of the RL Gerhart Trust**, Grantor, conveys and warrants to **William Stephen Foulon and Robin Vogel Foulon, Trustees of the Foulon Family Trust dated April 27, 2005**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$750,000.00**. (Here comply with requirements of ORS 93.030)

APN: **R581695**

Statutory Warranty Deed  
- continued

File No.: **7161-4214347 (SA)**

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 12th day of November, 2024.

Richard L. Gerhart and Linda M. Gerhart,  
Trustees of the RL Gerhart Trust

Richard L Gerhart

Richard L. Gerhart, Trustee

Linda M Gerhart

Linda M. Gerhart, Trustee

APN: **R581695**

Statutory Warranty Deed  
- continued

File No.: **7161-4214347 (SA)**

STATE OF Florida )

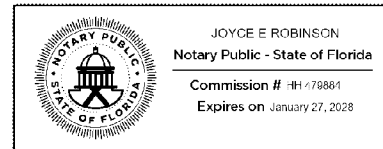
)ss.

County of Marion )

This instrument was acknowledged before me on this 12th day of November, 2024  
by Richard L. Gerhart and Linda M. Gerhart as Trustees of The RL Gerhart Trust, on behalf of  
the Trust.



Joyce E Robinson



Notary Public for Florida

My commission expires: 01/27/2028

Notarized remotely online using communication technology via Proof.

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**A parcel of land situated in Sections 17 and 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Commencing at the intersection of the Northerly right-of way-line of Joe Wright Road, a county road, with the Easterly right-of-way line of the Dalles-California Highway U.S. No. 97 in the Northeast 1/4 Northeast 1/4 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 03° 38' 00" East along the Easterly right-of-way line of said Dalles-California Highway 1220.68 feet to a 5/8 inch iron pin; thence continuing on said right-of-way line along the arc of a curve to the left, the chord of which being North 01° 26' 49" East 538.97 feet to a 5/8 inch iron pin; thence continuing on said right-of-way line along the arc of a curve to the left, the chord of which being North 04° 10' 15" West 108.07 feet to a 5/8 inch iron pin marking the True Point of Beginning for this description; thence along said highway right-of-way line and the arc of a spiral curve and simple curve to the left (delta = 13° 40'; D = 2°; 400 foot spiral; s = 4° 00'; a = 0.5; long chord = North 12° 15' 20" West 966.76 feet) to the end of curve; thence North 18° 02' 00" West 112.22 feet; thence leaving said highway right-of-way line and generally parallel to but approximately 100 feet Southerly of the low water line of the Klamath River the following courses and distances: North 32° 12' 35" East 124.47 feet; North 09° 59' 25" East 170.76 feet; North 21° 09' 12" East 379.56 feet; North 29° 49' 47" East 270.67 feet; North 52° 06' 05" East 166.04 feet; North 65° 48' 36" East 206.66 feet; South 88° 18' 30" East 203.96 feet, North 77° 21' 02" East 249.52 feet; North 71° 32' 21" East 386.45 feet; North 56° 03' 28" East 151.34 feet to the Westerly right-of-way line of the Lost River Diversion Canal; thence South 00° 32' 20" East along the canal right-of-way line 932.65 feet; thence South 89° 27' 40" West 5.00 feet; thence South 00° 32' 20" East 210.86 feet to a 5/8 inch iron pin; thence leaving said canal right-of-way line South 49° 07' 57" West 740.83 feet to a 5/8 inch iron pin; thence South 08° 58' 34" East 390.22 feet to a 5/8 inch iron pin; thence South 81° 53' 08" West 126.58 feet to a 5/8 inch iron pin; thence South 02° 37' 35" West 120.85 feet to a 5/8 inch iron pin; thence South 82° 54' 16" West 696.36 feet to a 5/8 inch iron pin on the Easterly right-of-way of the Dalles-California Highway which is at the True Point of Beginning.**

**Excepting therefrom that portion conveyed to the State of Oregon by instrument recorded in Volume M92, Page 5965, Microfilm Records of Klamath County, Oregon.**

**NOTE: This legal description was created prior to January 1, 2008.**