



**2025-007473**  
 Klamath County, Oregon  
 08/22/2025 12:42:02 PM  
 Fee: \$92.00

TITLE NO. 1008500  
 ESCROW NO. EU25-1063 TN  
 TAX ACCT. NO. 895003  
 TAX ACCT. NO. 88345  
 MAP/TAX LOT NO. 2808-020B0-00501  
 MAP/TAX LOT NO. 2808-020B0-00500

**GRANTOR**

BOYD ABERCROMBIE, who acquired title as William Boyd Abercrombie and KELLY R. GIBSON

**GRANTEE**

MEREDITH ENTERPRISES, LLC  
 PO BOX 27  
 OAKRIDGE, OR 97463

Until a change is requested  
 all tax statements shall be  
 sent to the following address:  
 \*\*\*SAME AS GRANTEE\*\*\*

After recording return to:  
 CASCADe TITLE CO.  
 675 OAK STREET, STE 100  
 EUGENE, OR 97401

**WARRANTY DEED -- STATUTORY FORM**

**BOYD ABERCROMBIE WHO ACQUIRED TITLE AS WILLIAM BOYD ABERCROMBIE AND KELLY R. GIBSON, Grantor,**

conveys and warrants to

**MEREDITH ENTERPRISES, LLC, an Oregon Limited Liability Company, Grantee,**

the following described real property free of encumbrances except as specifically set forth herein:

PARCEL A:

Parcel 2 of Land Partition 127-06, located in the NW 1/4 of Section 20, Township 28 South, Range 08 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL B:

Parcel 1 of Land Partition 127-06, located in the NW 1/4 of Section 20, Township 28 South, Range 08 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is **\$190,000.00.**

**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.

Except the following encumbrances:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2025/2026.

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 21 day of August, 2025.

Boyd Abercrombie  
BOYD ABERCROMBIE, who acquired title as  
William Boyd Abercrombie

Kelly R. Gibson  
KELLY R. GIBSON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 8-21, 2025 by BOYD ABERCROMBIE, who acquired title as William Boyd Abercrombie and KELLY R. GIBSON.

[Signature]  
(Notary Public for Oregon)  
My commission expires 7-2-2029

