

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Thomas Charles Koch
705 Hillside Ave
Klamath Falls, OR 97601

Grantor's Name and Address

PPD Property
Limited Partnership
705 Hillside Ave
Klamath Falls, OR 97601

After recording, return to (Name, Address, Zip):

PPD Property
Limited Partnership
705 Hillside Ave
Klamath Falls, OR 97601

PPD Property
Limited Partnership
705 Hillside Ave
Klamath Falls, Or 97601

2010-008457

Klamath County, Oregon



00087291201000084570020024

SPACE RES
FOR
RECORDER'S

07/14/2010 08:27:27 AM

Fee: \$42.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Thomas Charles Koch

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

PPD Property Limited Partnership

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Attached Exhibit "A".

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Name Change. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on July 13th, 2010; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on July 13, 2010by Thomas Charles Koch

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

5/4/2014

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in that portion of the SE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, which lies North of Harriman Creek and which is more particularly described as follows:

Commencing at the Northeast corner of the SE1/4 NE1/4 of said Section 3; thence West along the North line of said SE1/4 NE1/4 of said Section 3 a distance of 200 feet to the Northwest corner of the tract of land conveyed to C.T. Darley by deed recorded in Volume 286 at page 549 of Klamath County, Oregon, Deed Records; thence South 1°09' West along the West line of said Darley Tract a distance of 241.0 feet more or less, to an iron pipe; thence South 43°37' West a distance of 328.1 feet to an iron pin located on the bank of Harriman Creek, which said pin is the true point of beginning; starting at said true point of beginning; thence North 19°44' West 96.4 feet to the center of a 20 foot width roadway; thence North 67°27'30" East on said road center line 38.6 feet; thence South 39°24'30" East 100.2 feet to an iron pin located on the North bank of Harriman Creek; thence South 67°09' West on said North bank 72.4 feet to the true point of beginning.