

NN



2010-010148

Klamath County, Oregon



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08/26/2010 09:31:05 AM

Fee: \$42.00

SPACE RES.
FOR
RECORDER'S

Grantor's Name and Address

Grantee's Name and Address

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

Until requested otherwise, send all tax statements to (Name, Address, Zip):

DONALD L. KOCH
51485 MORSON ST. # 132
LAPEER OR. 97739

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DONALD L. KOCH

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

DONALD L. KOCH REVOCABLE LIVING TRUST

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 _____ County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 1.00. [Ⓢ] 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 8-26-2010; 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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

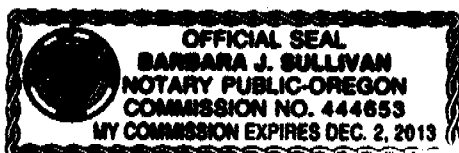
STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on August 18, 2010by DONALD L. KOCH

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Barbara J. Sullivan
Notary Public for Oregon

My commission expires 12-2-2013

exhibit A

A tract of land situated in the W $\frac{1}{2}$ SE $\frac{1}{4}$ of section 27, T23S, R10EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at the S $\frac{1}{4}$ Corner of said section 27; Thence N89° 46' 36"E 662.79 feet; thence N 00° 17' 12" W 987.89 feet to the True Point of Beginning; thence N00° 17' 12" W 329.30 feet; thence East 661.19 feet; thence S00° 21' 21"E 329.31 feet; thence West 661.59 feet to the True Point of Beginning, containing 5.00 acres, more or less.

The above described tract of land subject to a 30-foot road easement along the West side.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said 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

Rights of the public in and to any portion of said premises lying within the limits of roads and highways; and

Reservations, including the terms and provisions thereof, as set forth in deed recorded July 22, 1954 in Deed Volume 268, page 209