



MTL 93880 DS

2012-011916
Klamath County, Oregon
10/26/2012 02:45:49 PM
Fee: \$47.00

After recording return to:

TODD M. KOCH

8441 DEHLINGER LANE

KLAMATH FALLS, OR 97603

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

TODD M. KOCH

8441 DEHLINGER LANE

KLAMATH FALLS, OR 97603

Escrow No. MT93880-SH

Title No. 0093880

SWD r.020212

STATUTORY WARRANTY DEED

BORN PROPERTIES, AN OREGON GENERAL PARTNERSHIP,

Grantor(s), hereby convey and warrant to

TODD M. KOCH and TESSA L. KOCH, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$400,000.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

47 AMT

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 19 day of Oct 2012

BORN PROPERTIES, AN OREGON GENERAL
PARTNERSHIP

BY: Donald W. Born
DONLAD W. BORN, PARTNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 19, 2012 by DONALD W. BORN, AS PARTNER
FOR BORN PROPERTIES.



Steward
(Notary Public for Oregon)

My commission expires 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Parcel 1 of Land Partition 47-08 in the NW1/4 SW1/4 of Section 28, E1/2 of Section 29, NE1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, filed July 24, 2009 in Volume 2009-010104, Microfilm Records of Klamath County, Oregon.

Parcel 2:

Starting at the Southeast corner of Section 29, Township 39 South, Range 10 East, Willamette Meridian, and proceeding North along the section line between Sections 29 and 28 to a point 540 feet North of the marker; thence West for 208 feet; thence North for 208 feet; thence East for 208 feet; thence South for 208 feet to the point of beginning, all in Klamath County, Oregon.