

1st

2013-000050

Klamath County, Oregon



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01/02/2013 02:31:47 PM

Fee: \$62.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON REPRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

After Recording Return To:

**First American Title
404 Main St Ste 1
Klamath Falls OR 97601**

1. Name(s) of the Transaction(s):

**Certified Copy of
Statutory Warranty Deed**

2. Direct Party (Grantor):

Hans R. Seiler and Micheline C. Seiler

3. Indirect Party (Grantee):

Chad C. Rabe and Andrea J. Rabe

4. True and Actual Consideration Paid:

\$182,000.00

5. Deed Reference:

THIS DEED IS BEING RE-RECORDED TO INCLUDE THE CORRECT LEGAL DESCRIPTION ATTACHED AS EHIBIT B. THE LEGAL DESCRIPTION RECORDED March 18, 2004 IN VOLUMN M04-15527, RECORDS OF KLAMATH COUNTY, OREGON HAD A INCOMPLETE LEGAL DESCRIPTION WHICH IS MARKED EHIBIT A.

04 MAR 18 AM 11:23



After recording return to:
Chad C. Rabe and Andrea J. Rabe
22539 Hwy 140 East
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Chad C. Rabe and Andrea J. Rabe
22539 Hwy 140 East
Klamath Falls, OR 97603

File No.: 7021-342766 (SAC)
Date: March 12, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 15527

State of Oregon, County of Klamath
Recorded 03/18/2004 11:23 AM
Vol M04 Pg 15527-29
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Hans R. Sieler and Michelle C. Sieler as tenants by the entirety, Grantor, conveys and warrants to Chad C. Rabe and Andrea J. Rabe as tenants by the entirety, 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.

This property is free from liens and encumbrances, EXCEPT:

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.

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.

The true consideration for this conveyance is **\$182,000.00**. (Here comply with requirements of ORS 93.030)

31F

15528

APN: 837517

Statutory Warranty Deed
- continued

File No.: 7021-342766 (SAC)
Date: 03/12/2004

Hans R. Seiler
Hans R. Seiler

Micheline C. Seiler
Micheline C. Seiler

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 17 day of March, 2004
by **Hans R. Seiler and Micheline C. Seiler.**

Stacy Collins
Notary Public for Oregon
My commission expires: 8-2-07



15529

APN: 837517

Statutory Warranty Deed
- continued

File No.: 7021-342766 (SAC)
Date: 03/12/2004

EXHIBIT A

LEGAL DESCRIPTION:

A parcel of land located in the NE 1/4 NW 1/4, Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly right of way line of State Highway 140 from which point the North quarter corner of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears North 38°43' 23" East, 96.34 feet and North 00°12'45" East 250.75 feet distant; thence following said right of way line along the arc of a 2824.79 foot radius curve to the right 352.73 feet, the long chord of which bears South 43°16'45" West 352.49 feet; thence North 09°58'30" West 301.59 feet; thence South 89°55'07" East 294.05 feet; thence South 00°12'45" West 40.00 feet to the point of beginning.

AND a parcel of land located in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point from which the North quarter corner of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears South 89°15'20" East 60.00 feet and North 00°12'45" East 41.00 feet distant; thence South 00°12'45" West 245.71 feet; thence North 89°55'07" West 180.00 feet; thence North 00°12'45" East 247.80 feet; thence South 89°15'20" East 180.01 feet to the point of beginning.

RESERVING AND SUBJECT TO a non-exclusive private easement for vehicular and public utility access described as follows:

A strip of land 60.00 feet wide located in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the 1/4 corner common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence South 00°12'45" West along the North-South centerline of Section 34, 250.75 feet to a point on the Northerly right of way line of State Highway 140; thence following said right of way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears South 38°43'23" West 96.34 feet; thence North 00°12'45" East 326.71 feet, more or less, to the section line common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence Easterly along section line to the point of beginning.

ALSO RESERVING AND SUBJECT TO AN easement for utility purposes to provide access to Pole #F 10340 located on adjacent property.



STATE OF OREGON)
County of KLAMATH)
I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: 1-2-13
LINDA SMITH, Klamath County Clerk

By: Susie Costic, Deputy
SUSIE COSTIC

EXHIBIT B

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

Parcel 1:

That portion of Parcel 3 of Major Land Partition No. 27-85 (more fully described below) which lies within Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

A parcel of land located in the SE 1/4 SW 1/4 of Section 27, and the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence South 00 degrees 12' 45" West along the North-South centerline of Section 34 250.75 feet to a point on the Northerly right of way line of State Highway 140; thence following said right of way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears South 38 degrees 43'23" West 96.34 feet; thence North 00 degrees 12'45" East 285.71 feet; thence North 89 degrees 15'20" West 180.01 feet; thence South 00 degrees 12' 45" West 247.80 feet; thence North 89 degrees 55' 07" West 114.05 feet; thence North 9 degrees 58'30" West 266.86 feet to a point on the Southeasterly right of way line of the O.C. & E. Railroad; thence along said right of way line North 31 degrees 08'03" East 781.68 feet to a point on the North-South centerline of Section 27; thence South 00 degrees 15' 04 West 646.40 feet to the point of beginning.

Parcel 2:

A parcel of land located in the NE 1/4 NW 1/4, Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly right of way line of State Highway 140 from which point the North quarter corner of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears North 38°43' 23" East, 96.34 feet and North 00°12'45" East 250.75 feet distant; thence following said right of way line along the arc of a 2824.79 foot radius curve to the right 352.73 feet, the long chord of which bears South 43°16'45" West 352.49 feet; thence North 09°58'30" West 301.59 feet; thence South 89°55'07" East 294.05 feet; thence South 00°12'45" West 40.00 feet to the point of beginning.

AND a parcel of land located in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point from which the North quarter corner of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears South 89°15'20" East 60.00 feet and North 00°12'45" East 41.00 feet distant; thence South 00°12'45" West 245.71 feet; thence North 89°55'07" West 180.00 feet; thence North 00°12'45" East 247.80 feet; thence South 89°15'20" East 180.01 feet to the point of beginning.

RESERVING AND SUBJECT TO a non-exclusive private easement for vehicular and public utility access described as follows:

A strip of land 60.00 feet wide located in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the 1/4 corner common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence South 00°12'45" West along the North-South centerline of Section 34, 250.75 feet to a point on the Northerly right of way line of State Highway 140; thence following said right of way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears South 38°43'23" West 96.34 feet; thence North 00°12'45" East 326.71 feet, more or less, to the section line common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence Easterly along section line to the point of beginning.

ALSO RESERVING AND SUBJECT TO AN easement for utility purposes to provide access to Pole #F 10340 located on adjacent property.

Unofficial Copy