

2015-012661

Klamath County, Oregon



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11/19/2015 02:41:40 PM

Fee: \$62.00

GRANTOR NAME AND ADDRESS

Kenneth Clifton Knowles
Joan Kathleen Knowles
12844 Old Fort Road
Klamath Falls, OR 97601

GRANTEE NAME AND ADDRESS

Ken Knowles and Kathy Knowles
Trustees of the Ken and Kathy Knowles Revocable Trust
12844 Old Fort Road
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO
NEAL G. BUCHANAN, ATTORNEY
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO
GRANTEES

WARRANTY DEED - STATUTORY FORM

KENNETH CLIFTON KNOWLES (who took title as either KENNETH KNOW or K.C. KNOWLES) AND JOAN KATHLEEN KNOWLES (who took title as either KATHLEEN KNOWLES or J.K. KNOWLES), husband and wife, Grantors, convey and warrant to KEN KNOWLES AND KATHY KNOWLES, TRUSTEES of the KEN AND KATHY KNOWLES REVOCABLE TRUST uad November 19, 2015, Grantees all of that certain real property legally described on Exhibit A-1 through A-3, attached hereto and incorporated by this reference herein as if fully set forth.

The real property is conveyed free of encumbrances except as specifically set forth herein, as follows:

- 1) Covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

Kenneth Clifton Knowles
KENNETH CLIFTON KNOWLES, Grantor

Joan Kathleen Knowles
JOAN KATHLEEN KNOWLES, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 19 day of November, 2015, by Kenneth Clifton Knowles and Joan Kathleen Knowles.



Katie Shari Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: April 20, 2019

EXHIBIT A -1

A parcel of land located in the NE 1/4 of Section 19 and the NW 1/4 of Section 20, T 37S, R 9E, W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the west line of Section 20, T 37S, R 9E, W.M., from which point the Northwest corner of said Section 20 bears N 00°40'49"E 599.41 feet; thence S 00°40'49" W 2109.30 feet to the west 1/4 corner of said Section 20; thence along the southerly line of the NW 1/4 of Section 20 S 87°42'43"E 1121.67 feet to a point on the centerline of a 60 foot wide road easement; thence along said centerline N 15°30'40"W 67.32 feet; thence N 26°27'44"W 160.39 feet; thence N 15°54'19"W 181.11 feet; thence N 19°33'36"W 225.32 feet; thence N 21°28'13"W 344.16 feet; thence N 28°27'04"W 602.44 feet; thence N 38°09'04"W 383.61 feet; thence N 37°39'39"W 282.43 feet; thence N 17°42'31"W 164.34 feet; thence, leaving said road easement, N 46°00'54"E 484.75 feet to a point on the southerly right-of-way line of Old Fort Road as surveyed during Record of Survey No. 4047; thence N 7°54'55"W 30.00 feet to the centerline of Old Fort Road; thence following said centerline 281.87 feet along the arc of a 603.11 foot radius curve to the right, the long chord of which bears N 84°31'35"W 279.31 feet; thence continuing along said centerline N 71°08'16"W 387.18 feet; thence 207.35 feet along the arc of a 603.11 foot radius curve to the left, the long chord of which bears N 80°59'12" W 206.33 feet; thence S 89°09'51"W 49.37 feet; thence 94.01 feet along the arc of a 462.08 foot radius curve to the right, the long chord of which bears N 85°00'27"W 93.84 feet; thence, leaving the Old Fort Road centerline, S 10°49'14"W 30.00 feet to a point on the southerly right-of-way line of Old Fort Road at its intersection with the centerline of a 60 foot wide road easement; thence along the centerline of said easement S 59°02'44"E 697.04 feet; thence S 17°42'31"E 149.83 feet to the point of beginning, containing 34.21 acres, more or less.

EXHIBIT A -2

Parcels 1 and 2 of Land Partition 25-94, situated in the W 1/2 SE 1/4, SE 1/4 SW 1/4, SE 1/4 SE 1/4, Lot 3, and the NE 1/4 SW 1/4 Section 18, Township 37 South, Range 9 East of the Willamette Meridian and the SE 1/4 NW 1/4, NE 1/4 NW 1/4, and the NE 1/4 Section 19, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 183 & 53 MAP 3709-1800 TL 1300

CODE 53 & 183 MAP 3709-1800 TL 1300

CODE 183 MAP 3709-1800 TL 1400

CODE 183 MAP 3709-1800 TL 1500

CODE 53 MAP 3709-18CB TL 1400

CODE 53 MAP 3709-1900 TL 100

CODE 53 MAP 3709-1900 TL 400

EXHIBIT A -3

A parcel of land situated in the N½ of Section 20, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being further described as follows:

Beginning at the W¼ corner of said Section 20; thence South 87° 42' 43" East along the East-West centerline of Section 20 a distance of 1121.67 feet to an iron pin found which marks the Northeasterly corner of 93.53 acre parcel and the true point of beginning; thence along the centerline of a 60 foot wide easement North 15° 30' 40" West a distance of 67.32 feet to an iron pin; thence North 26° 27' 44" West a distance of 160.39 feet to an iron pin; thence North 15° 54' 19" West a distance of 181.11 feet to an iron pin; thence North 19° 33' 36" West a distance of 225.32 feet to an iron pin; thence North 21° 28' 13" West a distance of 344.16 feet to an iron pin; thence North 28° 27' 04" West a distance of 602.44 feet to an iron pin; thence North 38° 09' 04" West a distance of 383.61 feet to an iron pin; thence North 37° 39' 39" West a distance of 282.43 feet to an iron pin; thence North 17° 42' 31" West a distance of 164.34 feet to an iron pin; thence, leaving said easement centerline North 46° 00' 54" East to a point on the centerline of the existing Old Fort Road, (60 feet wide); thence Easterly along said centerline to the point of intersection of the North line of said Section 20; thence, South 86° 42' 18" East along said North line of Section 20 to the point of intersection of the centerline of said Old Fort Road; thence, Southeasterly along the said centerline of Old Fort Road to the point of intersection of the East-West centerline of said Section 20; thence North 87° 42' 43" West along said East-West centerline of said Section 20 to an iron pin and the true point of beginning.

TOGETHER WITH a 1/4 interest in and to a well located 820 feet North and 220 feet West from SE corner of Section 29, Township 37 South, Range 9 East of the Willamette Meridian, and reserving unto Grantors a 1/4 interest in said Well for use and benefit of other property as described in Certificate of Water Rights recorded in Volume 69 at page 9764. Grantees herein agree to assume their proper portion of that certain Service Contract with P. P. & L in connection with said well and pay proper costs and charges, on a pro-rated basis, as to their interests, under the terms and conditions as now instituted in said Contract.