



THIS SPACE RESERVED FOR

2017-012952  
Klamath County, Oregon  
11/09/2017 02:46:00 PM  
Fee: \$47.00

After recording return to:

Ray L Wagner and Connie Wagner  
5715 Wocus Road  
Klamath Falls, OR 97601

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

Ray L Wagner and Connie Wagner  
5715 Wocus Road  
Klamath Falls, OR 97601  
File No. 190037AM

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### STATUTORY WARRANTY DEED

**Michael Koerschgen,**

Grantor(s), hereby convey and warrant to

**Ray L Wagner and Connie Wagner, 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:

**The following described real property in Klamath County, Oregon:**

**Beginning at a point which is the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence North along the quarter line a distance of 154.2 feet to a point; thence North 89°49' West a distance of 412.95 feet to a point which is on the Easterly right of way line of the Dalles-California Highway; thence South 6°02' West following the said Easterly right of way line of the Dalles-California Highway, 155.0 feet to a point on the East-West quarter line thence South 89°49' East along the East-West quarter line a distance of 429.2 feet to the center of Section 7, which is the point of beginning; said tract being situate in the SE1/4 of the NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$89,900.00.

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:

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 9<sup>th</sup> day of November, 2017

Michael Koerschgen  
Michael Koerschgen

State of Oregpn } ss  
County of Klamath }

On this 9<sup>th</sup> day of October, 2017, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared Michael Koerschgen, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jennifer M Engelbrecht  
Notary Public for the State of Oregpn  
Residing at: Klamath County  
Commission Expires: 11-8-2020

