

2017-014205

Klamath County, Oregon



00214637201700142050060062

EK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

NOTICE OF PENDENCY OF AN ACTION

Grant Knoll

6149 Reeder RD

Klamath Falls, Oregon 97603

Plaintiff's Name and Address

Barron Knoll, 10227 Crystal Springs

Rd. Klamath Falls, Oregon 97603

B. Paulette Knoll (same)

Defendant's Name and Address

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

Rietmann & Rietmann, LLP

1270 Chemeketa St. NE

Salem, Oregon 97301

SPACE RESERVED
FOR
RECORDER'S USE

12/14/2017 01:19:04 PM

Fee: \$67.00

Received for recording on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

Pursuant to ORS 93.740, the undersigned states:

1. As plaintiff(s), Grant Knoll

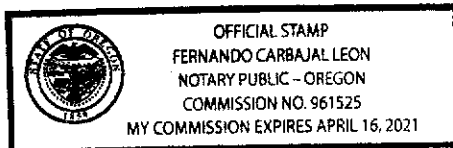
_____, has/have filed
an action in the Circuit Court for Klamath County, State of Oregon.

2. The defendant(s) is/are: Barron Knoll and B. Paulette Knoll

3. The object of the action is: Invalidate deed filed on December 7, 2017 purporting to convey ownership of property ~~to~~ from B. Paulette Knoll and Grant Knoll to B. Paulette Knoll and Barron Knoll. Action also seeks declaration of Grant Knoll's interest in property and injunction to enjoin B. Paulette Knoll and Barron Knoll from encumbering property without Plaintiff's consent. Deeds at issue attached.

4. The description of the real property to be affected is:

Property described in deeds attached hereto as Exhibit A and Exhibit B.

5. The Case Number assigned to the action is: 17CV53763DATED December 7, 2017SIGNATURE OF ☒ ATTORNEY ☐ AUTHOR FOR PLAINTIFF

Nathan R. Rietmann

053630

ATTORNEY'S/AUTHOR'S NAME (TYPED OR PRINTED)

BAR NO. (IF ANY)

1270 Chemeketa St. NE

ADDRESS

Salem

OR 97301

5035512740

CITY

STATE

ZIP

PHONE

nathan@rietmannlaw.com

ATTORNEY'S E-MAIL ADDRESS (IF ANY)

FAX (IF ANY)

STATE OF OREGON, County of Marion

) ss.

This instrument was acknowledged before me on December 12, 2017by Nathan Rietmann

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for Oregon

My commission expires April 16, 2021

03 OCT 17 PM 3:26

Vol M03 Page 75004



After recording return to:
Grant Knoll

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

File No.: 7021-257595 (SAC)
Date: October 01, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 10/07/03 3:26 p m
Vol M03 Pg 75004-6
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY BARGAIN AND SALE DEED

Grant Knoll, Grantor, conveys to John W. Knoll and B. Paulette Knoll, husband and wife and Grant Knoll, not as tenants in common but with rights of survivorship, Grantee, the following described real property:

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 ~~other than money~~. (Here comply with requirements of ORS 93.030)

~~THE PART OF THIS INSTRUMENT THAT IS~~

Grant Knoll

~~THE PART OF THIS INSTRUMENT THAT IS~~

GRANT KNOLL

31 K

75005

APN:

Bargain and Sale Deed
- continued

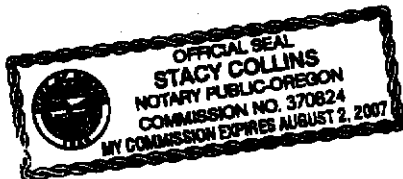
File No.: 7021-257595 (SAC)
Date: 10/01/2003

STATE OF OREGON)
County of KUAMATH) ss.

This instrument was acknowledged before me on this 18th day of October, 2003
by as of , on behalf of the .

Stacy Collins

Notary Public for Klamath
My commission expires: 8-2-07



75006

Exhibit "A"

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

PARCEL A: the W 1/2 SW 1/4 SE 1/4 in Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT the right of way for the U.S.R.S. East Branch Canal as now constructed across said tract.

PARCEL B: The SW 1/4 of the NE 1/4 and Lot 3 of Section 21; ALSO beginning at the Southeast corner of the NW 1/4 of NE 1/4 of Section 21; thence West 80 rods; thence North 42 rods; thence East 80 rods; thence South 42 rods to the Place of Beginning, and being in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; ALSO all the W 1/2 of NW 1/4 of NE 1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of that certain tract deeded to Adah Brown, described on page 125 Volume 26, Deed Records of Klamath County, Oregon, EXCEPT rights of ways for canals and laterals as presently located thereof.

PARCEL C: All of the W 1/2 of the E 1/2 of the SW 1/4 of the SE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, lying South of the O.C. & E. R.R. right of way and excepting the right of way of the U.S.R.S. East Branch Canal and the Northerly 38 rods of the W 1/2 of the E 1/2 of the NW 1/4 of the NE 1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian.

Tax Parcel Number:

2017-013931

Klamath County, Oregon



00214312201700139310020029

12/07/2017 10:36:38 AM

Fee: \$47.00

After recording, return to:

SCOTT C. SCHULTZ

Attorney at Law

969 Willagillespie Road

Eugene, OR 97401

Until a change is requested,

mail all tax statements to:

NO CHANGE

WARRANTY DEED

B. PAULETTE KNOLL and GRANT KNOLL, "Grantors", hereby convey and warrant to B. PAULETTE KNOLL and BARRON W. KNOLL, not as tenants in common, but with right of survivorship, "Grantees", the following real property, free of encumbrances except for matters of public record:

SEE EXHIBIT "A" ATTACHED HERETO

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

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 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

Dated this 5th day of December, 2017.



South Carolina
ss.
Beaufort

This instrument was acknowledged before me on the 5th day of December, 2017, by
B. PAULETTE KNOLL.

EXHIBIT "A"

PARCEL 1: The W 1/2 SW 1/4 SE 1/4 in Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT the right of way for the U.S.R.S. East Branch Canal as now constructed across said tract.

PARCEL 2: All of the W 1/2 of the E 1/2 of the SW 1/4 of the SE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, lying South of the O.C. & E.R.R. right of way and excepting the right of way of the U.S.B.R. East Branch Canal

PARCEL 3: The SW 1/4 of the NE 1/4 and Government Lot 3 of Section 21; ALSO beginning at the Southeast corner of the NW 1/4 of NE 1/4 of Section 21; thence West 80 rods; thence North 42 rods; thence East 80 rods; thence South 42 rods to the Place of Beginning, and being in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; ALSO all the W 1/2 of NW 1/4 of NE 1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of that certain tract deeded to Adah Brown, described on page 125 Volume 26, Deed Records of Klamath County, Oregon, EXCEPT rights of way for canals and laterals as presently located thereof.

PARCEL 4: The Northerly 38 rods of the W 1/2 of the E 1/2 of the NW 1/4 of the NE 1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.