

MTC 221615 Am

**Grantor's Name and Address**

Grant W. Knoll and B. Paulette Knoll  
6149 Reeder Road  
Klamath Falls, OR 97603

**Grantee's Name and Address**

Barron W. Knoll and Kristen H. Knoll  
10227 Crystal Springs Road  
Klamath Falls OR 97603

**After Recording Return to:**

Barron W. Knoll and Kristen H. Knoll  
10227 Crystal Springs Road  
Klamath Falls OR 97603

**Until requested otherwise, send all  
tax statements to:**

Barron W. Knoll and Kristen H. Knoll  
10227 Crystal Springs Road  
Klamath Falls OR 97603

**2018-007193**

**Klamath County, Oregon**

06/14/2018 12:02:00 PM

Fee: \$92.00

**WARRANTY DEED**

Grant W. Knoll and B. Paulette Knoll, hereinafter "Grantors" do hereby grant, bargain, convey and sell, for consideration hereinafter stated, to Barron W. Knoll and Kristen H. Knoll, husband and wife, hereinafter "Grantees" all of that certain real property, with all right, title and interest, situate in Klamath County, Oregon, described as follows:

**See Attached Exhibit 'A'**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00.

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantors hereby covenant to and with grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

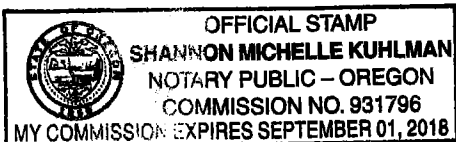
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 30 day of March, 2018.

Grant W. Knoll  
Grant W. Knoll

STATE OF OREGON, County of KLAMATH ss:

ACKNOWLEDGED BEFORE ME this 30TH day of MARCH, 2018 by Grant W. Knoll.



Shannon Michelle Kuhlman

NOTARY PUBLIC

My Commission Expires: 09-01-2018

DATED this 14 day of March 2018.

B. Paulette Knoll  
B. Paulette Knoll

See attached jurat.

9800AL

CALIFORNIA  
JURAT CERTIFICATE

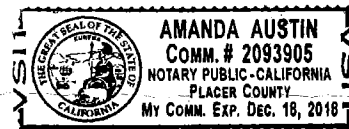
State of California

County of Sacramento

Subscribed and sworn to (or affirmed) before me this 14 day of March, 2018 by B. Paulette Knoll, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS MY HAND AND OFFICIAL SEAL.

Amanda Austin  
Signature of Notary Public



OPTIONAL INFORMATION

*The jurat contained within this document is in accordance with California law. Any affidavit subscribed and sworn to before a notary shall use the preceding wording of substantially similar wording pursuant to Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. The seal and signature cannot be affixed to a document without the correct notarial wording. As an additional option an affiant can produce an affidavit on the same document as the notarial certificate wording to eliminate the use of additional documents.*

DESCRIPTION OF ATTACHED DOCUMENT

Personal Representatives Deed  
(Title of document)

Number of Pages 2 (including jurat)

Document Date 03/14/2018

(Additional Information)

CAPACITY CLAIMED BY THE SIGNER

X Individual  
\_\_\_\_ Corporate Officer  
\_\_\_\_ Partner  
\_\_\_\_ Attorney-In-Fact  
\_\_\_\_ Trustee  
\_\_\_\_ Other: \_\_\_\_\_

## **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.