



THIS SPACE RESERVED FOR

2018-007664

Klamath County, Oregon

06/26/2018 11:23:00 AM

Fee: \$107.00

After recording return to:

Jesse Jackman Withers

2076 Lakeshore Dr

Klamath Falls, OR 97601

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

Jesse Jackman Withers

2076 Lakeshore Dr

Klamath Falls, OR 97601

File No. 221406AM

STATUTORY WARRANTY DEED

Matthew Ross Kerzel Sr. , Joseph Kerzel and April Haynes,

Grantor(s), hereby convey and warrant to

Jesse Jackman Withers,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$80,000.00.

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 8 day of JUNE, 2018.

Matthew Ross Kerzel Sr.
Matthew Ross Kerzel Sr.

Joseph Kerzel

April Haynes

State of _____ } ss
County of _____ }

On this 8th day of June, 2018, before me, Stacey Brown a Notary Public in and for said state, personally appeared Matthew Ross Kerzel, Sr., 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.

Stacey Brown
Notary Public for the State of Oregon
Residing at: 15015 NW Perimeter Dr.
Commission Expires: March 16, 2021



State of _____ } ss
County of _____ }

On this ____ day of June, 2018, before me, _____ a Notary Public in and for said state, personally appeared Joseph Kerzel, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

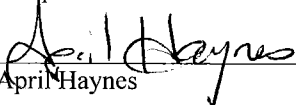
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Matthew Ross Kerzel Sr.

Sign in Counterpart

Joseph Kerzel



April Haynes

State of _____ } ss
County of _____ }

On this ____ day of June, 2018, before me, _____ a Notary Public in and for said state, personally appeared Matthew Ross Kerzel, Sr. , 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

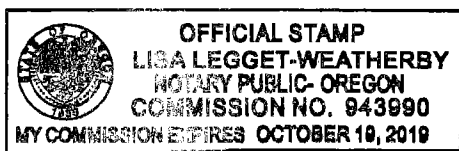
On this ____ day of June, 2018, before me, _____ a Notary Public in and for said state, personally appeared Joseph Kerzel____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

On this 8 day of June, 2018, before me, Lisa Legget-Weatherby, Notary Public in and for said state, personally appeared April Haynes, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: 221406AM
Commission Expires: 10/19/19



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 18 day of June, 2018.

Matthew Ross Kerzel Sr.

Joseph Kerzel
Joseph Kerzel

Sign in Counterpart

April Haynes
April Haynes

State of _____ } ss
County of _____ }

On this _____ day of June, 2018, before me, _____ a Notary Public in and for said state, personally appeared Matthew Ross Kerzel, Sr., 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of CA } ss
County of Placer }

On this 18 day of June, 2018, before me, L. Akers a Notary Public in and for said state, personally appeared Joseph Kerzel, 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.

L. Akers
Notary Public for the State of CA
Residing at CA
Commission Expires: 7-19-21



EXHIBIT 'A'

File No. 221406AM

PARCEL 1:

That portion of the SW1/4 NW1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying West of the Chiloquin-Sprague River Highway.

EXCEPTING THEREFROM those portions conveyed by deeds recorded February 19, 1968 in Book M68 at Page 1263, recorded May 31, 1968 in Book M68 at Page 4893, recorded July 5, 1968 in Book M68 at Page 6093, recorded September 10, 1968 in Book M68 at Page 8196, and recorded October 26, 1972 in Book M72 at Page 12431, All Microfilm Records of Klamath County, AND that portion lying Southerly of Sprague River.

PARCEL 2:

That portion of the S1/2 NW1/4 NW1/4, Section 11, Township 35 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at a found 3 inch diameter aluminum cap marking the N1/16 corner for Sections 10 and 11, Township 35 South, Range 9 East, Willamette Meridian; thence South 89° 27' 00" East, 121.53 feet to the True Point of Beginning, said point being a 5/8 inch rebar with an aluminum survey cap; thence, North 12° 21' 43" East, 70.92 feet to a 5/8 inch rebar with an aluminum survey cap; thence, North 65° 17' 58" East, 236.57 feet to a point on the Southerly right-of-way line of the Sprague River Highway; thence, Southeasterly following a curve to the right, on said right-of-way line, having a radius of 3,928.9 feet (a chord length of 21.45 feet, a chord bearing of South 64° 02' 34" East, and a delta angle of 00-18-32), 21.45 feet to a point; thence, leaving said right-of-way line, South 06° 24' 27" West, 161.98 feet to a 5/8 inch rebar with an aluminum survey cap; thence, North 89° 27' 00" West, 231.33 feet to the True Point of Beginning.