



THIS SPACE RESERVED FOR

**2019-001947**

**Klamath County, Oregon**

**03/04/2019 11:53:01 AM**

**Fee: \$92.00**

After recording return to:

Barry J. Frank and Lisa M. Frank

9808 Washburn Way

Klamath Falls, OR 97603

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

Barry J. Frank and Lisa M. Frank

9808 Washburn Way

Klamath Falls, OR 97603

File No. 271635AM

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### STATUTORY WARRANTY DEED

**ECMD Reed, LLC,**

Grantor(s), hereby convey and warrant to

**Barry J. Frank and Lisa M. Frank, 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:

**Please see attached Exhibit "A"**

The true and actual consideration for this conveyance is \$419,500.00.

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

28 day of Feb. 2019

ECMD Reed, LLC

By:

David Reed / Member  
David Reed, Member

State of Oregon } ss  
County of Klamath }

On this

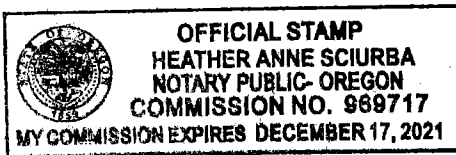
28 day of February, 2019,

before me, Heather Sciorba a Notary Public in and for said state, personally appeared David Reed, 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 Oregon  
Residing at: Klamath Falls OR  
Commission Expires:

Dec 17, 2021



**Exhibit "A" Legal Description**

**Parcel A:**

Lots 1 and 2 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described tract:

Beginning at the Northwest corner of Lot 1, Section 20, Township 40 South, Range 10 East of the Willamette Meridian; thence Easterly along the Northerly line of said Lot 1, 325 feet to a point; thence Southerly parallel with the Westerly line of said Lot 1, 400 feet to a point; thence Westerly parallel with the Northerly line of said Lot 1, 325 feet to a point on the Westerly line of said Lot 1; thence Northerly along the Westerly line of said Lot 1, 400 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of Government Lot 2 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, lying Southerly of existing transmission line.

ALSO EXCEPTING THEREFROM the following:

A parcel of land situated in Government Lot 1, Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at 5/8" rebar on the North line of Government Lot 1, from which a 5/8" rebar marking the Northwest corner of said Government Lot 1 bears South 89° 45' 24" West 325.00 feet; thence South 00° 05' 00" East 400 feet; parallel to the West line of Government Lot 1, to a 1/2" rebar; thence North 89° 45' 24" East 823.84 feet to a 1/2" rebar on the high right bank of Lost River; thence North 50° 18' 13" West 623.07 feet, along the surveyed meander line of the right bank of Lost River, to a 1/2 inch rebar on the North line of Government Lot 1; thence South 89° 45' 24" West 345.00 feet, along the North line of Government Lot 1, to the point of beginning.

**Parcel B:**

That portion of Government Lots 2 and 3 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, lying Southerly of existing transmission line, and a parcel of land being a portion of the North end of the SE1/4 SE1/4 of Section 20, more particularly described as follows:

Beginning at the Northwest corner of the said SE1/4 SE1/4 of Section 20; thence East 1333 feet to line between Sections 20 and 21; thence South 400 feet to drainage ditch of the U.S. Reclamation Service; thence following said ditch North 85° 30' West 1337 feet; thence North 295 feet to the place of beginning, all in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.