



THIS SPACE RESERVED FOR

2019-005295  
Klamath County, Oregon  
05/13/2019 01:22:01 PM  
Fee: \$87.00

After recording return to:  
William Rudolf Koelsch  
4491 Stebbins Ave  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:  
William Rudolf Koelsch  
4491 Stebbins Ave  
Klamath Falls, OR 97601  
File No. 294397AM

STATUTORY WARRANTY DEED

Danny R. Evans,  
Grantor(s), hereby convey and warrant to

William Rudolf Koelsch,  
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:

PARCEL 1:

Beginning at a point on the West line of the Southeast quarter of the Northeast quarter (SE1/4 of NE1/4) of Section thirteen (13) in Township thirty-nine (39) South of Range eight (8) East of the Willamette Meridian, twelve (12) feet South of the Northwest corner of said Southeast quarter of the Northeast quarter (SE1/4 of NE1/4); thence East and parallel with the South line of said Southeast quarter of the Northeast quarter, three hundred (300) feet to a point; thence, North and at right angels to said South line, ninety-two (92) feet to a point in the said Northeast quarter of the Northeast quarter (NE1/4 of NE1/4); thence West and parallel with the South line of said Northeast quarter of the Northeast quarter, one hundred eighty (180) feet to a point: thence, South at right angles to said South line thirty (30) feet to a point; thence West and parallel with said South line, one hundred twenty (120) feet to a point on the West line of said Northeast quarter of the Northeast quarter; thence South along said West line and the West line of the Southeast quarter of the said Northeast quarter, sixty-two (62) feet to the point of beginning.

PARCEL 2:

Beginning at the Southwest (SW) corner of the Northeast quarter of the Northeast quarter (NE1/4 of NE1/4) of Section thirteen (13) in Township thirty-nine (39) South of Range eight (8) East of the Willamette Meridian, in Klamath County, Oregon; thence, North along the West line of the said Northeast quarter of the Northeast quarter (NE1/4 of NE1/4) fifty (50) feet to a point on said West line, the true point of beginning; thence, east parallel with the South line of said Northeast quarter of the Northeast quarter (NE1/4 of NE1/4) one hundred twenty (120) feet to a point; thence, North at right angles to said South line, thirty (30) feet to a point; thence, West and parallel with said south line, one hundred twenty (120) feet to a point on the West line of said Northeast quarter of Northeast quarter (NE1/4 of NE1/4); thence South along said West line, thirty (30) feet to the point of beginning.

The true and actual consideration for this conveyance is \$90,000.00.  
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:

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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 day of May 2019

Danny R Evans  
Danny R Evans

State of Hawaii } ss  
County of Hawaii }

On this 9 day of May, 2019, before me, Deitra Lopez a Notary Public in and for said state, personally appeared Danny R. Evans, 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.

Deitra Lopez  
Notary Public for the State of Hawaii  
Residing at: Hilo  
Commission Expires: 11/27/2021

