



THIS SPACE RESERVED FOR

2019-008116

Klamath County, Oregon

07/18/2019 03:02:01 PM

Fee: \$92.00

Taxes and

After recording return to:

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

Randell N. Souders and Carolyn V. Souders

13219 Old Fort Road

Klamath Falls, Oregon 97601

Consideration \$0.00

Vesting

File No. 312143 AM

STATUTORY WARRANTY DEED

Carolyn V. Souders,

Grantor(s), hereby convey and warrant to

Randell N. Souders and Carolyn V. Souders 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:

Parcel 1:

A parcel of land situate in the SW1/4 and the SE1/4 of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way of Old Fort Road which bears North 76°49'14" West 1992.46 feet from the Southeast corner of Section 18 and running along said right of way 34.83 feet along a 1939.84 foot radius left the long chord of which bears North 73°10'12" West 34.83 feet; thence North 73°41'04" West 198.82 feet; thence 177.82 feet along a 115.92 foot radius curve right, the long chord of which bears North 69°07'10" West 177.63 feet; thence North 64°33'16" West 427.60 feet; thence 222.03 feet along a 778.51 foot radius curve right, the long chord of which bears North 56°23'03" West 221.28 feet; thence 173.64 feet along a 1151.14 curve left, the long chord of which bears North 52°32'07" West 173.48 feet; thence 163.42 feet along a 836.07 foot radius curve right, the long chord of which bears North 51°15'26" West 163.16 feet; thence 449.54 feet along a 2146.38 foot radius curve left, the long chord of which bears North 51°39'28" West 448.72 feet; thence North 57°39'28" West 165.84 feet; thence leaving said right of way, North 64°39'00" East 1280.93 feet; thence North 88°21'50" East 172.00 feet; thence South 02°00'10" East 698.56; thence South 42°08'00" East 875.13 feet; thence South 45°55'15" West 311.11 feet to the point of beginning.

EXCEPTING THEREFROM a strip of land being more particularly described as follows:

Beginning at the most Westerly corner of Parcel described above and running North 64°39'00" East 1280.93 feet; thence North 88°21'50" East 172.00 feet; thence South 02°00'10" East 65.00 feet; thence South 64°55'12" West 1335.17 feet to a point on the Northerly right of way line of Old Fort Road; thence North 57°39'28" West 145.00 feet to the point of beginning.

Parcel 2:

A parcel of land situate in the SE 1/4, Section 18 and the NE 1/4 Section 19, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which bears North 76 ° 49' 14" West 1992.46 feet from the Southeast corner of Section 18 and running North 45 ° 55' 15" East 311.11 feet; thence North 42 ° 08' 00" West 875.13 feet; thence North 02 ° 00' 10" West 698.56 feet; thence North 88 ° 21' 50" East 212.44 feet; thence South 18 ° 16' 52" East 271.84 feet; thence South 23 ° 06' 11" East 351.14 feet; thence South 18 ° 23' 40" East 281.10 feet; thence South 22 ° 39' 47" East 159.44 feet; thence South 31 ° 45' 57" East 281.65 feet; thence South 50 ° 10' 52" East 493.49 feet; thence South 59 ° 15' 05" East 305.37 feet; thence South 52 ° 03' 35" East 351.75 feet; thence South 66 ° 30' 55" East 218.22 feet; thence South 41 ° 26' 00" East 18.79 feet; thence South 40 ° 43' 46" West 60.83 feet to the Northerly right of way of Old Fort Road; thence along said right of way South 89 ° 09' 51" West 49.37 feet; thence 247.18 feet along a 432.08 foot radius curve right, the long chord of which bears North 74 ° 26' 50" West 243.83 feet; thence 218.22 feet along a 746.20 foot radius curve left the long chord of which bears North 66 ° 26' 11" West 217.45 feet; thence 316.71 feet along a 2072.52 foot radius curve right, the long chord of which bears North 70 ° 26' 11" West 316.40 feet; thence North 66 ° 03' 31" West 101.41 feet; thence 162.38 feet along a 1939.86 foot radius curve left, the long chord of which bears North 68 ° 27' 24" West 162.33 feet; thence North 70 ° 51' 17" West 375.02 feet; thence 60.97 feet along a 1939.84 foot radius curve left, the long chord of which bears North 71°45'19" West 60.97 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3709-01800-01301-000
R-3709-01800-01302-000
R-3709-01800-01302-000
R-3709-01800-01401-000

The true and actual consideration is to change vesting.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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 17th day of July, 2019

Carolyn V. Souders
Carolyn V. Souders

State of OREGON } ss
County of KLAMATH }

On this 17 day of July, 2019, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Carolyn V. Souders, 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.

Emily Jean Coe
Notary Public for the State of OREGON

Residing at: Klamath Falls Oregon

Commission Expires: ~~2/4/2020~~ 10/15/2021 EC

