

Keller Construction
Returned at Counter

2019-008921

Klamath County, Oregon

AFTER RECORDING RETURN TO:
Klamath Falls City Recorder
P.O. Box 237
Klamath Falls, OR 97601



00244914201900089210090092

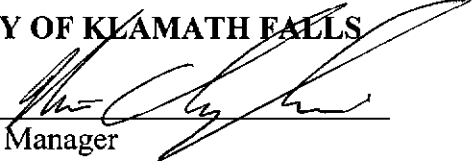
08/07/2019 09:01:41 AM


Fee: \$122.00

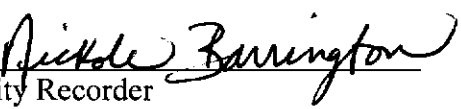
MEMORANDUM OF ANNEXATION AGREEMENT

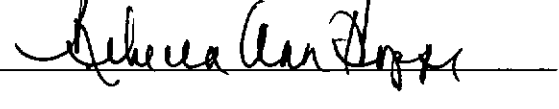
BE IT REMEMBERED, on the 6th day of August, 2019, the City of Klamath Falls, an Oregon municipal corporation (CITY), and Stephen J. Keller and Rebecca Ann Hoppe (OWNER), entered into an irrevocable Annexation Agreement committing the real property, legally described and depicted on the attached Exhibit "A" and Exhibit "B" situated in Klamath County, Oregon, to possible future annexation to the City. Said Annexation Agreement is irrevocable, includes a request to rezone the property following annexation, and is binding upon OWNER and all successive owners of all or part of said Property.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 6th day of August, 2019.

CITY OF KLAMATH FALLS

City Manager

PROPERTY OWNER, Stephen J. Keller


Attest:

City Recorder


PROPERTY OWNER, Rebecca Ann Hoppe


STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

On the 6th day of August, 2019, personally appeared Nathan Cherpeski and Nickole Barrington, who, each being first duly sworn, did say that the former is the City Manager and the latter is the City Recorder of the City of Klamath Falls, an Oregon municipal corporation, and that the instrument was signed on behalf of said municipal corporation; and each of them acknowledged said instrument to be its voluntary act and deed.

BEFORE ME:

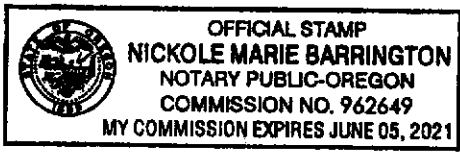




Notary Public for Oregon
My Commission Expires: 2-26-2021

STATE OF OREGON)
)ss.
County of Klamath)

On the 6th day of August, 2019, (Property Owners) Stephen J. Keller and Rebecca Ann Hoppe personally appeared to sign this instrument and they acknowledged said instrument was sign by their voluntary act and deed with the property authority as listed above.

BEFORE ME:




Notary Public for Oregon
My Commission Expires: 6-5-2021

57184

Vol. 111 Page 14120

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

MAIL TAX STATEMENTS TO:

Keller Construction
612 Harlan Drive
Klamath Falls OR 97603

DEED OF PERSONAL REPRESENTATIVES

Stephen Joe Keller and Rebecca Ann Hoppe, the duly appointed, qualified, and acting personal representatives of the estate of Joe Leo Keller, aka Joe L. Keller, deceased, pursuant to the Decree of Final Distribution entered in the Estate of Joe Leo Keller, aka Joe L. Keller, Klamath County Circuit Court Case No. 9702858 CV, convey to Stephen J. Keller and Rebecca A. Hoppe, Grantees, as tenants in common, all of the estate's interest in and to the real property situated in Klamath County, Oregon, described as follows:

Parcel No. 1:

Lot 34, less the West 15 feet of Block 3, 9th Addition to Sunset Village, according to the plat thereof filed in the office of the Clerk of Klamath County, Oregon.

Parcel No. 2:

That certain real property in Klamath County, Oregon more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Parcel Group No. 3:

Lots 3, 4, 5 and 6 in Block 24; and Lots 3, 4, 5, 6, 7 and 8 in Block 25 of Tract 1194, Tenth Addition to Sunset Village, according to the plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Parcel Group No. 4:

Parcels 1, 2 and 3 of Land Partition 30-96 in the SW 1/4 of Section 12, Township 39 South, Range 9, E.W.M., Klamath County, Oregon.

Subject to any easements, liens, encumbrances, all outstanding conveyances, and restrictions of record.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

98 APR 28 P 3:10

14121

The true and actual consideration for this conveyance is inheritance.

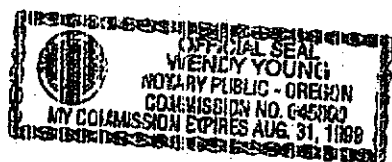
DATED: April 6, 1998.

Stephen J. Keller
 Stephen Joe Keller
 Personal Representative of the
 Estate of Joe Leo Keller, aka Joe L. Keller,
 Deceased

Rebecca A. Hoppe
 Rebecca Ann Hoppe
 Personal Representative of the
 Estate of Joe Leo Keller, aka Joe L. Keller,
 Deceased

STATE OF OREGON, County of Klamath) ss.

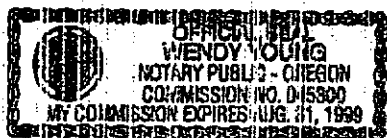
On the 6th day of April, 1998, personally appeared the above named Stephen Joe Keller and acknowledged the above instrument to be his voluntary act and deed as personal representative of the estate of Joe Leo Keller, aka Joe L. Keller.



Wendy Young
 Notary Public for Oregon
 My commission expires: 8-31-99

STATE OF OREGON, County of Klamath) ss.

On the 6th day of April, 1998, personally appeared the above named Rebecca Ann Hoppe and acknowledged the above instrument to be her voluntary act and deed as personal representative of the estate of Joe Leo Keller, aka Joe L. Keller.



Wendy Young
 Notary Public for Oregon
 My commission expires: 8-31-99

Dennis A. Ensor, L.S. W.R.E.

EXHIBIT A

14122

TRUSSEY, INC.

TELEPHONE (541) 844-3181
2333 SUMMERS LANE, KLAHATH FALLS, OREGON 97603

OCTOBER 10, 1997

LEGAL DESCRIPTION FOR STEVE KELLER

A TRACT OF LAND SITUATED IN THE S1/2 OF SECTION 12, T39S, R9EWM, KLAHATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10 BLOCK 15 OF "TRACT 1112 - EIGHTH ADDITION TO SUNSET VILLAGE"; THENCE, ALONG THE EAST BOUNDARY LINE OF SAID "TRACT 1112", SOUTH 82.88 FEET AND ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 1465.00 FEET AND CENTRAL ANGLE EQUALS 32°59'43") 843.66 FEET TO THE NORTHWEST CORNER OF "TRACT 1127 - NINTH ADDITION TO SUNSET VILLAGE"; THENCE, ALONG THE BOUNDARY OF SAID "TRACT 1127", S57°00'17"E 140.00 FEET, S66°20'43"E 60.78 FEET, S57°20'39"E 110.00 FEET, ON THE ARC OF A CURVE TO THE LEFT (RADIUS POINT BEARS S57°20'39"W 1775.00 FEET AND CENTRAL ANGLE EQUALS 00°21'00") 10.84 FEET, S57°41'39"E 110.00 FEET, S66°21'22"E 60.67 FEET, S57°57'48"E 115.00 FEET, S62°51'31"E 114.01 FEET AND EAST 547.00 FEET TO THE SOUTHWEST CORNER OF "TRACT 1194 - TENTH ADDITION TO SUNSET VILLAGE"; THENCE NORTH, ALONG THE WEST BOUNDARY LINE OF SAID "TRACT 1194", 165.00 FEET; THENCE, LEAVING SAID BOUNDARY LINE, WEST 165.00 FEET; THENCE NORTH 85.00 FEET; THENCE WEST 222.00 FEET; THENCE NORTH 977.64 FEET; THENCE WEST 542.74 FEET TO THE POINT OF BEGINNING, CONTAINING 18.06 ACRES.

Dennis A. Ensor
DENNIS A. ENSOR

O.L.S. 2442

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dennis A. Ensor
DENNIS A. ENSOR
2442

EXPIRES, 12/31/97

STATE OF OREGON,
County of Klamath, ss.

Filed for record at request of:

William M. Ganong

on this 28th day of April A.D., 1998
at 3:10 o'clock P. M. and duly recorded
in Vol. MSB of Deeds Page 14120

Bernice G. Lisch, County Clerk

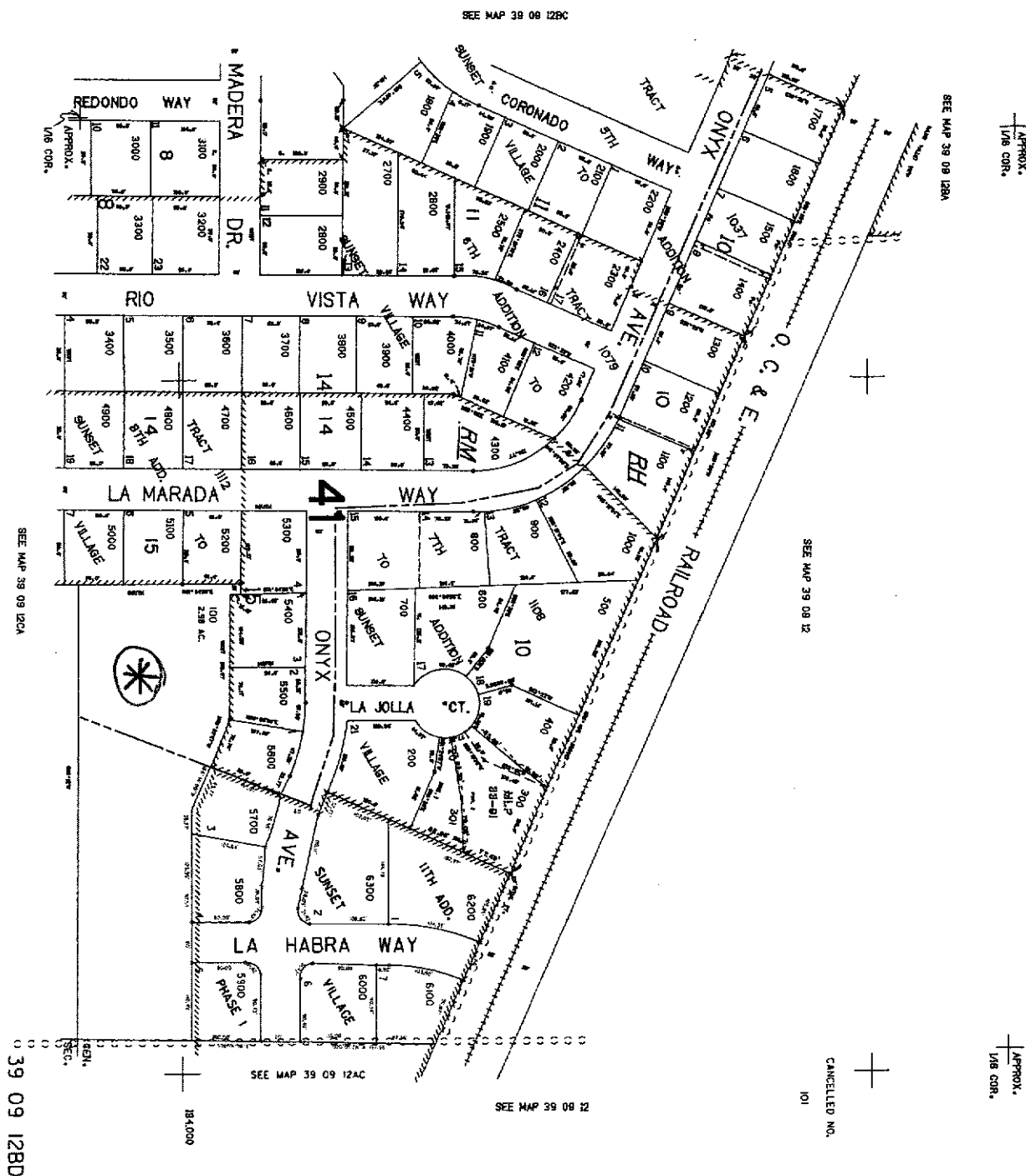
by *Kathleen Rosa*
Fee, \$40.00

Deputy:

A

5-100

APPROX.
1/18 COR.



AFTER RECORDING, RETURN TO:

William M. Ganong
514 Walnut Avenue
Klamath Falls OR 97601

MAIL TAX STATEMENTS TO:

Stephen J. Keller and Rebecca Ann Hoppe
7205 Hidden Valley Road
Klamath Falls OR 97603

49671

PERSONAL REPRESENTATIVE'S DEED

Vol. m97 Page 39738

Stephen J. Keller, the duly qualified, and acting personal representative of the estate of Rosie Ann Keller, deceased, pursuant to the Decree of Final Distribution entered in Klamath County Circuit Court Case No. 9302741 CV, conveys to Stephen J. Keller and Rebecca Ann Hoppe, as tenants in common, the estate's interest in all that real property situated in Klamath County, Oregon, more particularly described as follows:

Parcel No. 1:

A tract of land located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13, and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 39 South, Range 9 EWM, more particularly described as follows:

Beginning at a point on the intersection of the East line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 13, and the Southerly right of way line of Keller Road, said point being South 00°23'49" West, 15.82 feet from the North quarter corner of said Section 13; thence South 00°23'49" West, along said East line, 792.02 feet to the Northerly right of way line of the USBR "A" Canal; thence Northwesterly along said Northerly right of way line to a point marking the Southeast corner of Lot 34, Block 3, Tract 1127, Ninth Addition to Sunset Village, a duly recorded subdivision, said point also being on the East-West section line common to said Sections 12 and 13; thence North 63°32'08" East along the Southerly line of said Lot 34, 160.67 feet to the Southerly right of way line of Harlan Drive; thence, along said Southerly right of way line of Harlan Drive and Keller Road, along the arc of a curve to the left (radius point is North 42°33'00" East, 330.00 feet, central angle equals 42°33'00") 245.07 feet, West 358.28 feet to the point of beginning, with bearings based on said Tract 1127.

Klamath County Tax Assessor Lot No. 3909-01300-00100

Parcel No. 2: See Exhibit A attached hereto and incorporated herein by this reference.

97 DEC -5 P3:38
16

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

39739

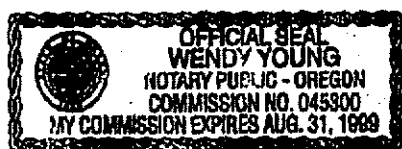
The true and actual consideration for this conveyance is inheritance.

DATED THIS 5 day of December, 1997.

Stephen J. Keller
 Stephen J. Keller
 Personal Representative of the
 Estate of Rosie Ann Keller,
 Deceased

STATE OF OREGON, County of Klamath) ss.

On the 5th day of December 1997, personally appeared the above named Stephen J. Keller and acknowledged the above instrument to be his voluntary act and deed as personal representative of the estate of Rosie Ann Keller, Deceased.



Wendy Young
 Notary Public for Oregon
 My Commission Expires: 8-31-99

39740

A TRACT OF LAND SITUATED IN SECTION 12, T39S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF "TRACT 1108 - SEVENTH ADDITION TO SUNSET VILLAGE"; THENCE, ALONG THE BOUNDARY OF SAID "TRACT 1108", S23°22'00"W 290.00 FEET, S66°38'00"E 32.77 FEET, S23°22'00"W 170.00 FEET, N68°57'47"W 72.76 FEET, WEST 180.07 FEET, N01°54'33"W 15.01 FEET AND WEST 15.00 FEET TO THE NORTHEAST CORNER OF "TRACT 1112 - EIGHTH ADDITION TO SUNSET VILLAGE"; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID "TRACT 1112", S01°54'33"E 85.05 FEET AND SOUTH 435.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ORINDA DRIVE; THENCE, LEAVING SAID BOUNDARY LINE, EAST 542.74 FEET; THENCE SOUTH 977.64 FEET; THENCE EAST 222.00 FEET, SOUTH 85.00 FEET AND EAST 165.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF "TRACT 1194 - TENTH ADDITION TO SUNSET VILLAGE"; THENCE, ALONG THE BOUNDARY OF SAID "TRACT 1194", NORTH 185.00 FEET, EAST 105.00 FEET, NORTH 46.00 FEET, EAST 339.61 FEET, NORTH 17.43 FEET, EAST 170.00 FEET, SOUTH 12.00 FEET AND EAST 115.71 FEET TO A POINT ON THE EAST LINE OF THE W1/2 E1/2 NW1/4 SE1/4 OF SAID SECTION 12; THENCE N00°12'55"E, ALONG THE SAID EAST LINE, 1115.81 FEET TO THE C-E-W-E 1/256 CORNER OF SAID SECTION 12; THENCE N89°52'00"E, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 12, 195.59 FEET TO A POINT ON THE SOUTHERLY LINE OF THE "OREGON STATE PARKS BIKE PATH" (FORMERLY THE O. C. & E. RAILROAD); THENCE N66°40'00"W, ALONG THE SAID SOUTHERLY LINE, 1575.71 FEET TO THE POINT OF BEGINNING, CONTAINING 47.2 ACRES.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William Ganong the 3:38 day
of December A.D., 19 97 at 3:38 o'clock P. M., and duly recorded in Vol. N97
of Deeds on Page 39738

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose

REVISED
5-12-09
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

NE1/4 SW1/4 SEC. 12 T.39S. R.09E. WM.
CLAMATH COUNTY

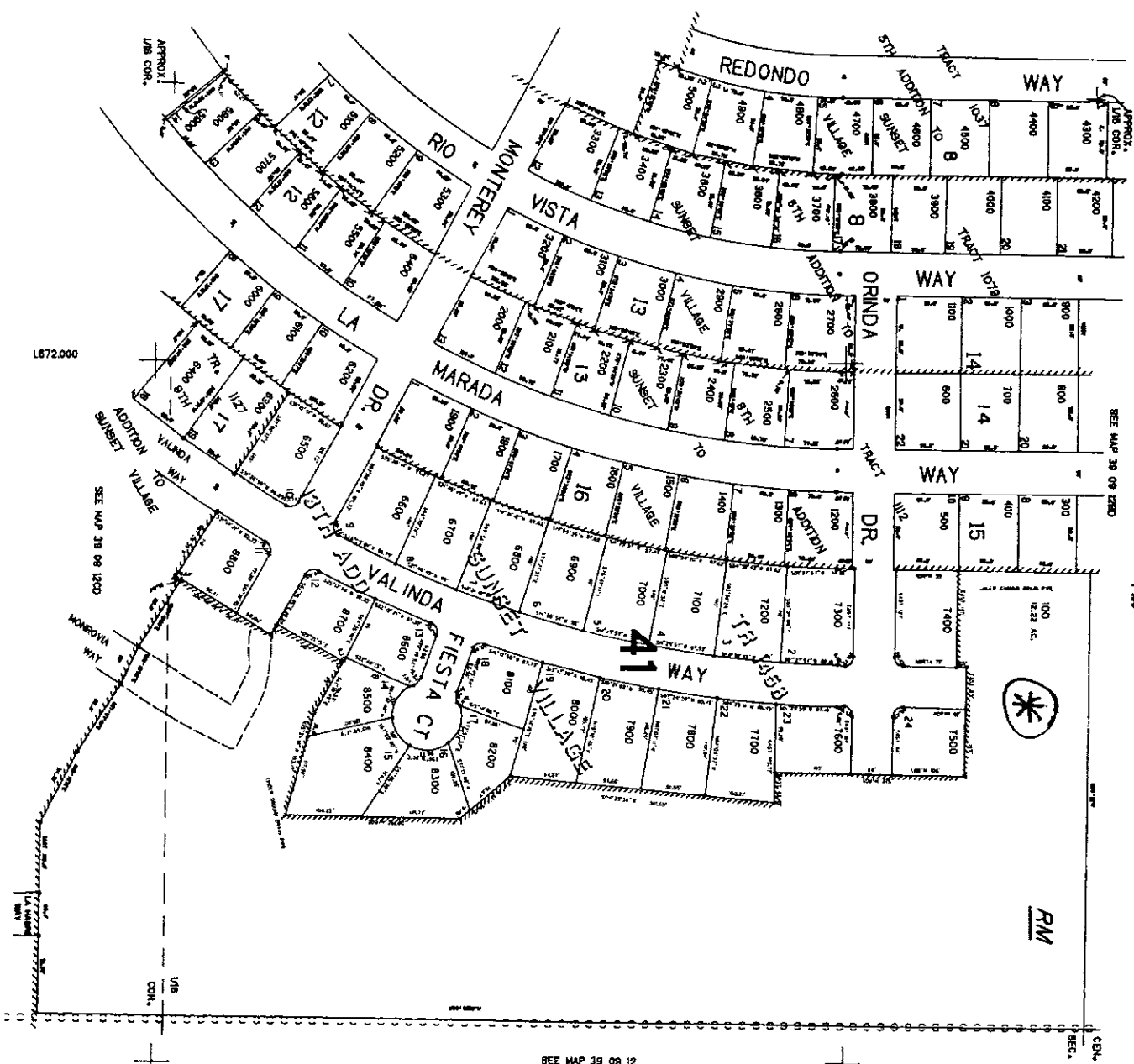
1:500'

39 09 12CA

SEE MAP 39 09 12CB

SEE MAP 39 09 12BD

SEE MAP 39 09 12



CANCELLED NO.
101
200

39 09 12CA