



THIS SPACE RESERVED FOR REC

2019-011238

Klamath County, Oregon

09/26/2019 02:31:01 PM

Fee: \$102.00

After recording return to:

Michael E. Hormann

14611 Keno Worden Road

Klamath Falls, OR 97603

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

Michael E. Hormann

14611 Keno Worden Road

Klamath Falls, OR 97603

File No. 301679AM

STATUTORY WARRANTY DEED

Nathan B. Markee and Melinda G. Markee,as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Michael E. Hormann,

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 \$335,000.00.

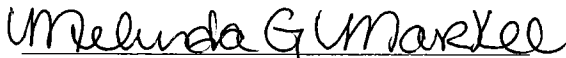
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

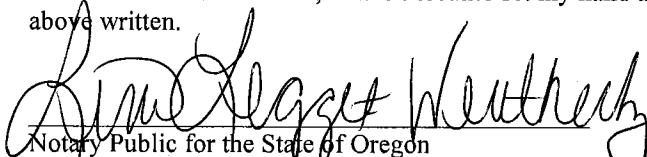
Dated this 20 day of September, 2019.

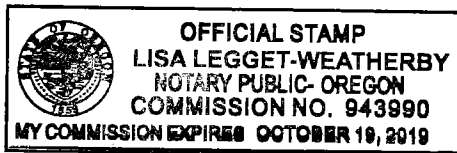

Nathan B. Markee


Melinda G. Markee

State of Oregon } ss
County of Klamath }

On this 20 day of September, 2019, before me Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Nathan B. Markee and ~~Melinda G. Markee~~, 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: Nathan B. Markee and Malinda G. Markee
Commission Expires: 10/19/19



State of
County of

This instrument was acknowledged before me on September 20, 2019,
By Melinda G. Markke

Lynda West
(Notary Public for Oregon)
My commission expires 1-30-21

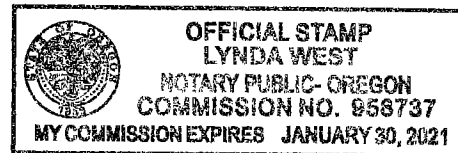


EXHIBIT 'A'

File No. 301679AM

PARCEL 1:

A parcel of land situated in the NW1/4 of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Easterly right of way line of the Keno-Worden County Road from which the Northwest corner of said Section 17 bears the following courses and distances: East, 1841.82 feet, North 00°09'31" West 1281.53 feet to said section corner; thence from the point of beginning North 28°50'54" West along said Easterly right of way line, 115.00 feet; thence leaving said right of way line North 61°09'06" East 220.00 feet; thence South 28°50'54" East 574.60 feet; thence South 18°43'06" West, 240.45 feet to said Easterly right of way line and a point on curve; thence along said right of way line and the arc of a 1402.59 foot radius curve to the right (delta = 14°08'47" long chord = South 35°55'18" East 345.42 feet) 346.30 feet to the end of curve; thence North 28°50'54" West 279.06 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the E1/2 NW1/4 of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Section 17; thence South 00°09'31" East 1281.53 feet; thence East 1841.82 feet; thence North 28°50'54" West 115.00 feet; thence North 61°09'06" East 220.00 feet to the Northwesterly corner of that tract of land described in Deed Volume M91, page 3604 of the Klamath County Deed Records and being the true point of beginning of this description; thence continuing North 61°09'06" East 50.00 feet; thence South 28°50'54" East parallel to the Northeasterly line of said Deed Volume M91 at page 3604, 410.34 feet to a point on Northerly line of that tract of land described in Deed Volume M74, page 8660 of the Klamath County Deed Records; thence North 71°16'54" West, along said Northerly line, 74.10 feet; thence North 28°50'54" West 355.65 feet to the true point of beginning.

PARCEL 3:

A tract of land situated in the E1/2 NW1/4 of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Section 17; thence South 00°09'31" East 1281.53 feet; thence East 1841.82 feet; thence North 28°50'54" West 115.00 feet; thence North 61°09'06" East 220.00 feet to the Northwesterly corner of that tract of land described in Deed Volume M91, page 3604 of the Klamath County Deed Records; thence South 28°50'54" East 355.65 feet to the most Westerly corner of that tract of land described in Deed Volume M74, page 8660 of the Klamath County Deed Records and being the true point of beginning of this description; thence continuing South 28°50'54" East 218.95 feet to a point on the Westerly line of that tract of land described in Deed Volume M68, page 1108 of the Klamath County Deed Records; thence North 18°43'06" East, along said Westerly line 67.75 feet; thence North 28°50'54" West, parallel to the Northeasterly line of said Deed Volume M91, page 3604, 118.55 feet to a point on the Northerly line of that tract of land described in Deed Volume M74, page 8660; thence North 71°16'54" West, along said Northerly line, 74.10 feet to the true point of beginning.