



2019-012326

Klamath County, Oregon

10/21/2019 03:03:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Nickolas M. Randall and Kelsie M. Randall

9431 Hill Rd

Klamath Falls, OR 97603

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

Nickolas M. Randall and Kelsie M. Randall

9431 Hill Rd

Klamath Falls, OR 97603

File No. 313512AM

STATUTORY WARRANTY DEED

Todd M. Koch and Tessa L. Koch, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Nickolas M. Randall and Kelsie M. Randall, 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:

See attached exhibit "A"

The true and actual consideration for this conveyance is \$560,000.00.

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 16 day of October, 2019

Todd M. Koch

Todd M. Koch

Tessa L. Koch

Tessa L. Koch

State of Oregon } ss
County of Klamath }

On this 16 day of October, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Todd M. Koch and Tessa L. Koch, 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.

Melissa R. Strom
Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 3/15/22



EXHIBIT "A"

Parcel 1:

A PARCEL OF LAND SITUATED IN THE NW1/4SW1/4 OF SECTION 28, E1/2 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING THE SECTION CORNER COMMON TO SECTION 28, 29, 32 AND 33, SAID TOWNSHIP AND RANGE; THENCE NORTH $89^{\circ}42'33''$ WEST A DISTANCE OF 812.01 FEET ALONG THE NORTH LINE OF SAID SECTION 29; THENCE WESTERLY ALONG SAID NORTH LINE 62.01 FEET, MORE OR LESS TO THE EAST LINE OF THAT PROPERTY DESCRIBED IN DEED VOLUME 89, PAGE 25, RECORDS OF KLAMATH COUNTY OREGON; THENCE NORTHERLY ALONG SAID EAST LINE 525.91 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE USBR F-1 CANAL; THENCE ALONG THE SOUTH AND EAST LINES OF SAID CANAL THE FOLLOWING TEN CALLS: EASTERLY 188 FEET, MORE OR LESS; THENCE NORTHEASTERLY 158 FEET, MORE OR LESS, THENCE NORTHWESTERLY 289 FEET, MORE OR LESS; THENCE NORTHWESTERLY 284 FEET, MORE OR LESS, THENCE NORTHWESTERLY 106 FEET, MORE OR LESS, THENCE NORTHEASTERLY 68 FEET MORE OR LESS; THENCE 34.24 FEET, MORE OR LESS ON THE ARC OF A 51.62-FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF $38^{\circ}00'$, THE LONG CHORD OF SAID CURVE BEARS EASTERLY 33.61 FEET, MORE OR LESS; THENCE SOUTHEASTERLY 494.7 FEET, MORE OR LESS; THENCE 116.27 FEET, MORE OR LESS, ON THE ARC OF A 266.48-FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF $25^{\circ}00'$, THE LONG CHORD OF WHICH BEARS SOUTHEASTERLY 115.35 FEET, MORE OR LESS; THENCE SOUTHEASTERLY 147 FEET, MORE OR LESS, TO THE EAST LINE OF THE SE $\frac{1}{4}$ OF SECTION 29, SAID TOWNSHIP AND RANGE; THENCE ALONG SAID EAST LINE SOUTHERLY 153 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN VOLUME M00, PAGE 12024; THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF D.V. M00, PG. 12024 WESTERLY 208 FEET, MORE OR LESS; THENCE SOUTHERLY 208 FEET, MORE OR LESS; THENCE EASTERLY 208 FEET, MORE OR LESS TO THE EAST LINE OF THE SE $\frac{1}{4}$ OF SECTION 29; THENCE SOUTHERLY ALONG SAID EAST LINE 540 FEET, MORE OR LESS TO THE POINT OF BEGINNING;

ALSO INCLUDING THE FOLLOWING: BEGINNING AT A POINT ON THE EAST LINE OF SECTION 29, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF THE USBR F-1 CANAL WITH THE EAST LINE OF SECTION 29; THENCE NORTHERLY ALONG SAID EAST LINE 377 FEET, MORE OR LESS, TO THE S1/16 CORNER OF SECTION 29; THENCE CONTINUING NORTHERLY ALONG SAID EAST LINE 2286.9 FEET, MORE OR LESS; THENCE WEST 792 FEET, MORE OR LESS; THENCE SOUTH 47 FEET MORE OR LESS; THENCE WEST 300 FEET, MORE OR LESS; THENCE SOUTHWESTERLY 415 FEET, MORE OR LESS, THENCE SOUTH 2018.59 FEET, MORE OR LESS TO THE NORTH LINE OF THE USBR F-1 CANAL; THENCE ALONG SAID NORTH LINE THE FOLLOWING FIVE CALLS: NORTHEASTERLY 41 FEET; THENCE 60.76 FEET, MORE OR LESS, ALONG THE ARC OF A 91.62-FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF $38^{\circ}00'$, THE LONG CHORD OF WHICH BEARS EASTERLY 59.66 FEET, MORE OR LESS; THENCE SOUTHEASTERLY 494.7 FEET, MORE OR LESS; THENCE 133.73 FEET, MORE OR LESS, ALONG THE ARC OF A 306.48-FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF $25^{\circ}00'$, THE LONG CHORD OF WHICH BEARS SOUTHEASTERLY 132.67 FEET, MORE OR LESS; THENCE SOUTHEASTERLY 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

ALSO INCLUDING THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 28.

The above also known as Unsurveyed Parcel 1 of Land Partition 47-08 in the NW1/4 SW1/4 of Section 28, E1/2 of Section 29, NE1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, filed July 24, 2009 in Volume 2009-010104, Microfilm Records of Klamath County, Oregon.

Parcel 2:

Starting at the Southeast corner of Section 29, Township 39 South, Range 10 East, Willamette Meridian, and proceeding North along the section line between Sections 29 and 28 to a point 540 feet North of the marker; thence West for 208 feet; thence North for 208 feet; thence East for 208 feet; thence South for 208 feet to the point of beginning, all in Klamath County, Oregon.