

RECORDING REQUESTED BY:
AmeriTitle, Inc.

2019-014317

Klamath County, Oregon

12/10/2019 01:38:01 PM

Fee: \$87.00

AND WHEN RECORDED MAIL TO:

Mr. Kenneth D. Kurtz and Mrs. Rebecca L. Engstrom
945 Victoria Street
Costa Mesa, CA 92627

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 331787AM

Escrow No.: 196389-BT

AP#:

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$not applicable

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] Unincorporated area [X] City of Klamath Falls AND

FOR A VALUABLE CONSIDERATION, of 750,000.00,

Kathy D. Spannaus, as Successor Trustee of the Daniel and Sydney Kurtz Revocable Living Trust dated April 20, 2018

hereby GRANT(s) to:

Kenneth D. Kurtz and Rebecca L. Engstrom, husband and wife as Community Property

the real property in the City of Klamath Falls, County of Klamath, State of Oregon, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.

Also Known as: 9390 E Highway 140, Klamath Falls, OR 97603

Dated December 6, 2019

Kathy D. Spannaus, as Successor Trustee of the Daniel
and Sydney Kurtz Revocable Living Trust dated April 20,
2018

By:

Kathy D. Spannaus
Kathy D. Spannaus, Successor Trustee

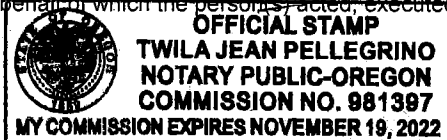
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF OREGON

COUNTY OF Klamath

On December 6, 2019 before me, Twila Jean Pellegrino A Notary Public personally appeared Kathy D. Spannaus, Successor Trustee of the Daniel & Sydney Kurtz Revocable Living Trust who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature Twila Jean Pellegrino (Seal)

** Kurtz Revocable Living Trust*

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

EXHIBIT 'A'

Parcel 1:

A tract of land situated in the E1/2 E1/2 of Section 7, the SW1/4 SW1/4 of Section 8, the NW1/4 NW1/4 of Section 17, and the NE1/4 NE1/4 of Section 18, all in Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron rebar marking the South 1/16 corner common to said Sections 7 and 8; thence West 299.19 feet; thence along the arc of a curve to the right (radius = 188.70 feet and central angle = 100 degrees 12' 14") 330.02 feet to a point 45 feet Easterly of an existing drain; thence paralleling said drain as follows: along the arc of a curve to the left (radius point bears North 79 degrees 47' 46" West 165.00 feet and central angle = 64 degrees 29' 22") 185.72 feet, North 54 degrees 17' 08" West 70.42 feet, along the arc of a curve to the right (radius = 105.00 feet and central angle = 33 degrees 10' 29") 60.80 feet, North 21 degrees 06' 39" West 31.90 feet, along the arc of a curve to the right (radius = 125.00 feet and central angle = 21 degrees 50' 41") 47.66 feet, North 00 degrees 44' 02" East 528.19 feet; thence leaving said drain along the arc of a curve to the left (radius = 289.41 feet and central angle = 90 degrees 33' 15") 457.40 feet; thence North 89 degrees 49' 13" West 345.45 feet to the Easterly right of way line of Booth Road; thence along said Easterly right of way line South 00 degrees 10' 47" West 30.00 feet to a point from which the C=E 1/16 corner of said Section 7 bears North 89 degrees 49' 13" West 30.00 feet; thence South 89 degrees 49' 13" East 345.45 feet; thence along the arc of a curve to the right (radius = 259.41 feet and central angle = 90 degrees 33' 15") 409.99 feet to a point 15 feet Easterly of the said drain; thence paralleling said drain as follows: South 00 degrees 44' 02" West 528.19 feet, along the arc of a curve to the left radius = 155.00 feet and central angle = 21 degrees 50' 41") 59.10 feet, South 21 degrees 06' 39" East 31.90 feet, along the arc of a curve to the left (radius = 135.00 feet and central angle = 33 degrees 10' 29") 78.17 feet, South 54 degrees 17' 08" East 70.42 feet, along the arc of a curve to the right (radius = 135.00 feet and central angle = 64 degrees 29' 22") 151.95 feet; thence North 79 degrees 47' 46" West 15 feet to the centerline of said existing drain; thence along the centerline of said drain Southwesterly to a point on the West line of the SE1/4 SE1/4 of said Section 7; thence along said West line South 00 degrees 29' 26" West 430 feet, more or less, to the Northerly right of way line of the O.C.&E. Railroad; thence Southeasterly along said right of way line 1,773 feet, more or less, to the Easterly bank of an existing drain; thence Northerly along said Easterly bank, passing through a point 304 feet East of the Southeast corner of said Section 7, to a point on the South line of the N1/2 SW1/4 SW1/4 of said Section 8; thence Easterly along said South line 1,019.7 feet, more or less, to the Southeast corner of said N1/2 SW1/4 SW1/4; thence Northerly to the Northeast corner of the SW1/4 SW1/4 of said Section 8; thence Westerly to the point of beginning.

EXCEPTING a strip of land lying between the West line of the E1/2 SE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, and the existing fence line with the said E1/2 SE1/4, said strip of land being more particularly described as follows: Beginning at a point marked by a 5/8 inch iron pin with plastic cap on the West line of said E1/2 SE1/4, said point being South 00 degrees 29' 26" West 1,827.79 feet from the C=E 1/16 corner of said Section 7; thence South 00 degrees 29' 26" West 408.11 feet to a 5/8 inch iron pin with plastic cap on the Northerly right of way line of the O.C.&E. Railroad; thence South 66 degrees 52' 30" East, along said right of way line, 34.9 feet, more or less, to the said existing fence line; thence Northerly along said existing fence line, 422 feet, more or less, to the centerline of an existing drain ditch; thence Westerly 27 feet, more or less, to the point of beginning, containing 0.28 acres, more or less, with bearings based on recorded Minor Land Partition 49-83.

Parcel 2:

All that portion of the NW1/4 SW1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southerly of the Southerly right of way line of State Highway 140, as the same is presently located and constructed, and Easterly of the following described line:

Beginning at a point on the Southerly right of way line of State Highway 140, from which point the quarter section corner common to Sections 5 and 8, Township 39 South, Range 10 East of the Willamette Meridian, bears North 32 degrees 03' 15" East, 3,316.9 feet distant; thence South 30 degrees 04' 55" West, 724.50 feet to a point; thence South 531.50 feet, more or less, to a point on the South line of said NW1/4 SW1/4 of Section 8.