



THIS SPACE RESERVED FOR

2020-003215

Klamath County, Oregon

03/16/2020 01:22:51 PM

Fee: \$92.00

After recording return to:

Michael Krouse and Brooke Krouse

7957 Tingley Ln

Klamath Falls, OR 97603

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

Michael Krouse and Brooke Krouse

7957 Tingley Ln

Klamath Falls, OR 97603

File No. 347308AM

STATUTORY WARRANTY DEED

Wayne M. Cole and Joyce A. Cole, as Tenants by the Entirety as to Parcel 1; Wayne M. Cole as to Parcels 2 and 3

Grantor(s), hereby convey and warrant to

Michael Krouse and Brooke Krouse, 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 \$390,000.00.

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:

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 3rd day of March, 2020

Wayne M. Cole
Wayne M. Cole

Joyce A. Cole
Joyce A. Cole

State of Oregon, ss
County of Klamath

On this 16 day of March, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Wayne M. Cole and Joyce A. Cole, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

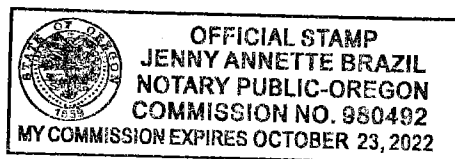


EXHIBIT "A"

PARCEL 1:

A parcel of land situated in Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at the Northwest corner of said Section 28; thence South 00°01'40" West along the Westerly line of said Section 28, 51.50 feet; thence leaving said section line South 89°58'20" East 756.58 feet to the Northeast corner of that parcel of land described in Deed Volume M73, page 7239, Klamath County Deed records, said point being the Point of Beginning for this description; thence continuing South 89°58'20" East, 710 feet, more or less, to a point that is 85.0 feet Easterly of the East line NW1/4 NW1/4 of said Section 28; thence Southerly, parallel to but 85.0 feet Easterly of said East line NW1/4 NW1/4 a distance of 1300 feet, more or less to a point on the South line N1/2 NW1/4 of said Section 28; thence Westerly along said South line N1/2 NW1/4 a distance of 620 feet, more or less, to the Southeast corner of that certain tract of land described in Deed Volume M73, page 15764, Klamath County, Deed Records; thence Northerly along the East line of that parcel of land described in said Deed Volume M73, page 15764, to the Northeast corner thereof; thence North 17°05'05" West along the Easterly line of that property as shown on Recorded Survey No. 1681, Klamath County Survey Records, 284.10 feet; thence North 00°01'40" East along the Easterly line of that parcel of land described in Deed Volume M73, page 7239, Klamath County Deed Records, 200.00 feet to the point of beginning.

PARCEL 2:

A parcel of land 60.00 feet in width located in Section 21 and 28, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Commencing at a 5/8 inch iron pin in the centerline of Tingley Lane marking the Northwest corner of said Section 28; thence South 00°01'40" West along said centerline of Tingley Lane, 21.50 feet; thence leaving said road centerline South 89°58'20" East 30.00 feet to the Easterly line of said Tingley Lane and the point of beginning for this description; thence continuing South 89°58'20" East 726.59 feet, being the centerline of said 60 feet.

PARCEL 3:

A parcel of land situated in the NW1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at the Northwest corner of said Section 28; thence along the Westerly line of said section South 00°01'40" West 51.50 feet; thence leaving said section line South 89°58'20" East 756.58 feet to the Northeast corner of that parcel described in Deed Volume M73, page 7239, Klamath County Deed Records; thence continuing South 89°58'20" East 653.63 feet to a point that is 85.00 feet Easterly, when measured at right angle, from the East line of the NW1/4 NW1/4 of said Section 28 and the True Point of Beginning for this description; thence parallel to and 85.00 feet distant from said East line South 00°00'42" West 1233.48 feet to the South line of the NE1/4 NW1/4 of said Section 28; thence along said South line South 88°33'34" West 85.03 feet to the Southeast corner of the NW1/4 NW1/4 of said Section 28; thence along the West line of the SE1/4 NW1/4 of said Section 28, South 00°00'42" West 1332.23 feet to the Southwest corner of said SE1/4 NW1/4; thence along the South line of said SE1/4 NW1/4 North 89°02'20" East 1038.84 feet; thence leaving said South line North 00°00'42" East 326.09 feet; thence South 87°49'21" West 221.12 feet; thence North 49°16'47" West 388.99 feet; thence North 41°20'35" West 99.07 feet; thence North 3025'03" West 192.25 feet; thence North 37°13'38" West 51.79 feet; thence North 45°45'28" West 69.74 feet; thence North 40°27'14" West 128.46 feet to a point that is 195.35 feet, when measured at right angle, from the West line of the SE1/4 NW1/4 of said Section 28; thence parallel to and 195.35 feet distant from said West line North 00°00'42" East 320.45 feet to the South line of the NE1/4 NW1/4 of said Section 28; thence continuing North 00°00'42" East 1230.65 feet; thence North 89°58'20" West 110.35 feet to the point of beginning.