



THIS SPACE RESERVED FOR

2020-004727  
Klamath County, Oregon  
04/14/2020 09:35:20 AM  
Fee: \$92.00

After recording return to:  
Michael L. Green and Jennie M. Land  
13219 Old Fort Rd  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
Michael L. Green and Jennie M. Land  
13219 Old Fort Rd  
Klamath Falls, OR 97601  
File No. 346365AM

STATUTORY WARRANTY DEED

Randell N. Souders and Carolyn V. Souders,  
as Tenants by the Entirety ,  
Grantor(s), hereby convey and warrant to

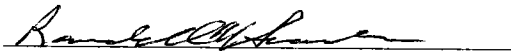
Michael L. Green and Jennie M. Land, as Tenants by the Entirety,  
Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:  
  
See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$730,000.00.  
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:

92.00 ✓

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 23 day of March 2020

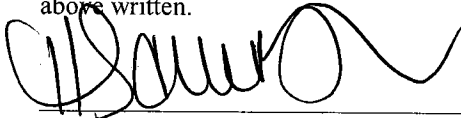
  
Randell N. Souders

  
Carolyn V. Souders

State of Oregon } ss  
County of Klamath }

On this 23 day of March, 2020, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Randell N. Souders and Carolyn V. Souders, 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: Klamath Falls OR  
Commission Expires: 12/17/2021

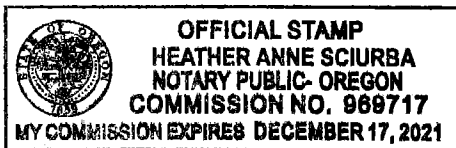


EXHIBIT 'A'

Parcel 1:

A parcel of land situate in the SW1/4 and the SE1/4 of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way of Old Fort Road which bears North 76°49'14" West 1992.46 feet from the Southeast corner of Section 18 and running along said right of way 34.83 feet along a 1939.84 foot radius left the long chord of which bears North 73°10'12" West 34.83 feet; thence North 73°41'04" West 198.82 feet; thence 177.82 feet along a 115.92 foot radius curve right, the long chord of which bears North 69°07'10" West 177.63 feet; thence North 64°33'16" West 427.60 feet; thence 222.03 feet along a 778.51 foot radius curve right, the long chord of which bears North 56°23'03" West 221.28 feet; thence 173.64 feet along a 1151.14 curve left, the long chord of which bears North 52°32'07" West 173.48 feet; thence 163.42 feet along a 836.07 foot radius curve right, the long chord of which bears North 51°15'26" West 163.16 feet; thence 449.54 feet along a 2146.38 foot radius curve left, the long chord of which bears North 51°39'28" West 448.72 feet; thence North 57°39'28" West 165.84 feet; thence leaving said right of way, North 64°39'00" East 1280.93 feet; thence North 88°21'50" East 172.00 feet; thence South 02°00'10" East 698.56; thence South 42°08'00" East 875.13 feet; thence South 45°55'15" West 311.11 feet to the point of beginning.

EXCEPTING THEREFROM a strip of land being more particularly described as follows:

Beginning at the most Westerly corner of Parcel described above and running North 64°39'00" East 1280.93 feet; thence North 88°21'50" East 172.00 feet; thence South 02°00'10" East 65.00 feet; thence South 64°55'12" West 1335.17 feet to a point on the Northerly right of way line of Old Fort Road; thence North 57°39'28" West 165.84 feet to the point of beginning.

Parcel 2:

A parcel of land situate in the SE 1/4, Section 18 and the NE 1/4 Section 19, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way of Old Fort Road which bears North 76 ° 49' 14" West 1992.46 feet from the Southeast corner of Section 18 and running North 45 ° 55' 15" East 311.11 feet; thence North 42 ° 08' 00" West 875.13 feet; thence North 02 ° 00' 10" West 698.56 feet; thence North 88 ° 21' 50" East 212.44 feet; thence South 18 ° 16' 52" East 271.84 feet; thence South 23 ° 06' 11" East 351.14 feet; thence South 18 ° 23' 40" East 281.10 feet; thence South 22 ° 39' 47" East 159.44 feet; thence South 31 ° 45' 57" East 281.65 feet; thence South 50 ° 10' 52" East 493.49 feet; thence South 59 ° 15' 05" East 305.37 feet; thence South 52 ° 03' 35" East 351.75 feet; thence South 66 ° 30' 55" East 218.22 feet; thence South 41 ° 26' 00" East 18.79 feet; thence South 40 ° 43' 46" West 60.83 feet to the Northerly right of way of Old Fort Road; thence along said right of way South 89 ° 09' 51" West 49.37 feet; thence 247.18 feet along a 432.08 foot radius curve right, the long chord of which bears North 74 ° 26' 50" West 243.83 feet; thence 218.22 feet along a 746.20 foot radius curve left the long chord of which bears North 66 ° 26' 11" West 217.45 feet; thence 316.71 feet along a 2072.52 foot radius curve right, the long chord of which bears North 70 ° 26' 11" West 316.40 feet; thence North 66 ° 03' 31" West 101.41 feet; thence 162.38 feet along a 1939.86 foot radius curve left, the long chord of which bears North 68 ° 27' 24" West 162.33 feet; thence North 70 ° 51' 17" West 375.02 feet; thence 60.97 feet along a 1939.84 foot radius curve left, the long chord of which bears North 71°45'19" West 60.97 feet to the point of beginning.