



2020-015822  
Klamath County, Oregon  
12/04/2020 01:47:02 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kenneth Hengel and Suzanne Hengel

136028 Hwy 97

Crescent, OR 97733

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

Kenneth Hengel and Suzanne Hengel

136028 Hwy 97

Crescent, OR 97733

File No. 396799AM

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### STATUTORY WARRANTY DEED

Melanie Mullen and Lisa Marie Keepes

Successor Co-Trustees of the Cox Revocable Living Trust

U/A/D July 13, 2009 as restated on October 13, 2009, and subsequently amended or restated,

Grantor(s), hereby convey and warrant to

Kenneth Hengel and Suzanne Hengel, 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 EXHIBIT "A"**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2409-031BB-03100

The true and actual consideration for this conveyance is \$145,000.00.

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:

*"2020-2021 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 14 day of September, 2020

Cox Revocable Living Trust

By Melanie Mullen, Successor Co-Trustee  
Melanie Mullen, Successor Co-Trustee

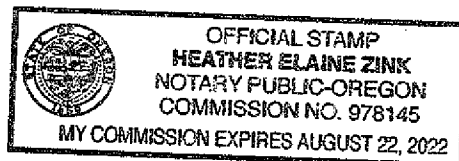
By Lisa Marie Keeps, Successor Co-Trustee  
Lisa Marie Keeps, Successor Co-Trustee

State of Oregon } ss.  
County of Deschutes }

On this 14 day of September, 2020, before me, Heather Elaine Zink a Notary Public in and for said state, personally appeared Melanie Mullen and Lisa Marie Keeps known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Cox Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Elaine Zink  
Notary Public for the State of Oregon »  
Residing at: Ameri Title, Redmond, OR  
Commission Expires: 8-22-2022



## EXHIBIT "A"

396799AM

### PARCEL 1:

A parcel of land situate in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point 877.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence in a Southwesterly direction along the West line of Highway 97, 255 feet; thence Northwesterly, at right angles to said Highway, 200 feet to the point of description beginning; thence Southwesterly parallel to said Highway, 50 feet; thence Northwesterly at right angles to said Highway, 100 feet; thence in a Northeasterly direction parallel to said Highway, 50 feet; thence in a Southeasterly direction, at right angles to said Highway, 100 feet to point of beginning.

### PARCEL 2:

A parcel of land situate in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point 877.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence in a Southwesterly direction along the West line of Highway 97, 155 feet; thence Northwesterly, at right angles to said Highway, 200 feet to the point of description beginning; thence Southwesterly parallel to said Highway, 100 feet; thence Northwesterly at right angles to said Highway, 100 feet; thence in a Northeasterly direction parallel to said Highway, 100 feet; thence in a Southeasterly direction, at right angles to said Highway, 100 feet to point of beginning.

### PARCEL 3:

A parcel of land situate in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, a 2 1/2" brass capped steel pipe buried in a dirt road at the intersection of North line of Section 31 and the SE line of the Klamath Northern Railroad and 50 feet from the centerline thereof, from which the NW corner of said Section 31 bears North 89° 04' 28" West 354.27 feet; thence along said North line of Section 31, South 89° 04' 28" East 185.84 feet to a 2 1/2" brass-capped steel pipe; thence along a line parallel with U.S. Highway 97, South 25° 16' 43" West 146.60 feet to a #5 plastic capped steel rod; thence along a line at right angle to U.S. Highway 97, South 64° 43' 17" East 100.00 feet to a point; thence along a line parallel with said NW line of U.S. Highway 97 and 230.00 feet from the centerline thereof, South 25° 16' 43" West 29.75 feet to a point; thence along a line at right angle to U.S. Highway 97, North 64° 43' 17" West 293.91 feet a point along the Southeast line of the Klamath Northern Railroad and 50 feet from the centerline thereof, thence along the Southeast line of the Klamath Northern Railroad, North 39° 04' 41" East 103.15 feet to the point of beginning.