



THIS SPACE RESERVED FOR R

**2021-011236**

**Klamath County, Oregon**

**07/21/2021 10:45:00 AM**

**Fee: \$92.00**

After recording return to:

Robin Andrews and Margot Andrews, Trustees of The  
Andrews Family Trust

11449 Meadow Creek Rd

El Cajon, CA 92020

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

Robin Andrews and Margot Andrews, Trustees of The  
Andrews Family Trust

11449 Meadow Creek Rd

El Cajon, CA 92020

File No. 472554AM

### STATUTORY WARRANTY DEED

**Allen Belcher and Paula Belcher, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Robin Andrews and Margot Andrews, Trustees of The Andrews Family Trust,**

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'**

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

**2406-001CA-01200**

**R-2406-001CA-01400-000**

**R-2406-001CA-01300-000**

The true and actual consideration for this conveyance is \$600,000.00.

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:

**2021-2022 Real Property Taxes, a lien not yet due and payable**

Return To: 

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 19th day of July, 2021!

Allen E. Belcher  
Allen Belcher

Paula M. Belcher  
Paula Belcher

State of Oregon } ss  
County of Deschutes }

On this 19th day of July, 2021, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Allen Belcher and Paula Belcher, 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.

Tiffany Hudson  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 4/5/2025

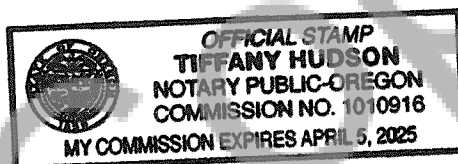


EXHIBIT 'A'

File No. 472554AM

PARCEL 1:

Beginning at an iron pipe on the Southerly line of a 20 foot roadway, North 1795.5 feet and East 1984.2 feet from the Southwest corner of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence North 52° 23' East 64.2 feet; thence North 65° 03' East, along said Southerly line, 77.8 feet to an iron pipe; thence South 44° 55' East, 92.2 feet to the center of Crescent Creek; thence South 40° 13 1/2' West, up the center of said Creek, 124.46 feet; thence North 50° 15' West, 138.1 feet to the point of beginning, Klamath County, Oregon.

PARCEL 2:

Beginning at a point on the Easterly right of way line of the County road, opposite to and 30 feet distant at right angles from centerline Station 50+63.2, Back, P.T., said point being also North 1799.6 feet and East 1854.5 feet from the Southwest corner of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence North 27° 15' East, along said Easterly line, 106 feet to the center of Cold Creek; thence down the center of said Creek, South 82° 12' East, 76.2 feet and North 71° 44' East 88 feet; thence South 44° 55' East, 40.3 feet to the Northerly line of a 20 foot roadway; thence along said Northerly line, South 65° 03' West, 72.8 feet; South 52° 23' West 208.23 feet, and North 59° 23' West, 42.0 feet to the said Easterly line; thence Northeasterly, along said Easterly line on the arc of a 625.9 foot radius curve left (the long chord of which curve bears North 30° 06' East, 61.82 feet) a distance of 61.85 feet to the point of beginning, Klamath County, Oregon.

PARCEL 3:

A parcel of land situated in the NE1/4 SW1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point along the Southeast line of 20.00 foot roadway, a 1/2" steel pipe, from which the Southwest corner of Section 1 lies South 1710.4 feet and West 1874.0 feet; thence North 52° 23' 00" East along the South line of said roadway, a distance of 10.97 feet to a 5/8" rebar with yellow plastic cap marked "MSC LS58541" the INITIAL POINT of this description, thence South 49° 30' 27" East, a distance of 156.99 feet to the centerline of Crescent Creek, thence North 46° 09' 41" East along said centerline, a distance of 1.78 feet, thence North 43° 57' 00" East along said centerline, a distance of 125.72 feet, thence North 50° 14' 00" West, a distance of 16.00 feet to a 3/4" rebar, thence North 50° 14' 00" West, a distance of 122.33 feet to a 3/4" rebar on the South line of said 20.00' roadway, thence South 52° 23' 00" West along the South line of said roadway, a distance of 128.27 feet to the INITIAL POINT of this description.

PARCEL 4:

A tract of land situated in the NE1/4 of the SW1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:  
Beginning at a 1-3/4 inch galvanized steel pipe on the Southerly one of said 20' strip from which the Southwest corner of said Section 1 bears South 1710.4 feet and West 1874.0 feet; thence North 52°23' East 203.4 feet; thence North 65°03' East 77.8 feet to a 3/4 inch steel rod; thence North 44°55' West 21.3 feet; thence South 65°03' West 72.8 feet; thence South 52°23' West 208.73 feet; thence North 59°23' West 42.0 feet to the Southeasterly right of way of State Highway 429; thence along said right of way 19.57 feet along the arc of a 625 foot radius curve to the right (the long chord which bears South 33°38'39" West 19.57 feet) to a 1/2 inch steel pipe; thence South 59°23' East 56.8 feet to a 1-3/4 inch galvanized steel pipe; thence North 52°23' East 16.2 feet to the point of beginning. Bearings and distances for this description are based on Survey #3169 on file in the Klamath County Surveyor's Office.