



THIS SPACE RESERVED FOR

**2021-011602**

**Klamath County, Oregon**

**07/29/2021 09:57:01 AM**

**Fee: \$92.00**

After recording return to:

Jarrold Michael Mendoza and Kayla Anne Mendoza

25680 Sir Francis Drake Blvd.

Point Reyes Station, CA 94956

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

Jarrold Michael Mendoza and Kayla Anne Mendoza

25680 Sir Francis Drake Blvd.

Point Reyes Station, CA 94956

File No. 458599AM

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### **STATUTORY WARRANTY DEED**

**Ken Knowles and Kathy Knowles,**

**Trustees of the Ken and Kathy Knowles Revocable Trust uad November 19, 2015,**

Grantor(s), hereby convey and warrant to

**Jarrold Michael Mendoza and Kayla Anne Mendoza, 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:

**PLEASE SEE ATTACHED EXHIBIT "A"**

The true and actual consideration for this conveyance is \$2,000,000.00.

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**

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 26 day of July 2021.

The Ken and Kathy Knowles Revocable Trust

By: Ken Knowles  
Ken Knowles, Trustee

By: Kathy Knowles  
Kathy Knowles, Trustee

State of Oregon } ss  
County of Klamath }

On this 26 day of July, 2021, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Ken Knowles and Kathy Knowles, Trustees of the Ken and Kathy Knowles Revocable Trust, 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.

Heather Anne Sciurba

Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 12/17/2021

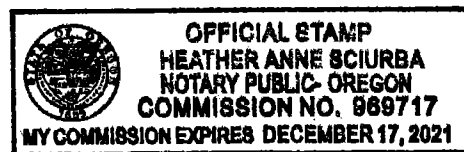


EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL A:

Parcels 1 and 2 Land Partition 25-94, in the SE1/4 and SW1/4 Section 18, NE1/4 and NW1/4 Section 19, NW1/4 Section 20, Township 37 South Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL B:

A parcel of land situated in the N1/2 of Section 20, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being further described as follows:

Beginning at the W1/4 corner of said Section 20; thence South 87°42'43" East along the East-West centerline of Section 20 a distance of 1121.67 feet to an iron pin found which marks the Northeasterly corner of 93.53 acre parcel and the true point of beginning; thence along the centerline of a 60 foot wide easement North 15°30'40" West a distance of 67.32 feet to an iron pin; thence North 26°27'44" West a distance of 160.39 feet to an iron pin; thence North 15°54'19" West a distance of 181.11 feet to an iron pin; thence North 19°33'36" West a distance of 225.32 feet to an iron pin; thence North 21°28'13" West a distance of 344.16 feet to an iron pin; thence North 28°27'04" West a distance of 602.44 feet to an iron pin; thence North 38°09'04" West a distance of 383.61 feet to an iron pin; thence North 37°39'39" West a distance of 282.43 feet to an iron pin; thence North 17°42'31" West a distance of 164.34 feet to an iron pin; thence, leaving said easement centerline North 46°00'54" East to a point on the centerline of the existing Old Fort Road, (60 feet wide); thence Easterly along said centerline to the point of intersection of the North line of said Section 20; thence, South 86°42'18" East along said North line of Section 20 to the point of intersection of the centerline of said Old Fort Road; thence Southeasterly along the said centerline of Old Fort Road to the point of intersection of the East-West centerline of said Section 20; thence North 87°42'43" West along said East-West centerline of said Section 20 to an iron pin and the true point of beginning.

PARCEL C:

A parcel of land located in the NE1/4 of Section 19 and the NW1/4 of Section 20, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Section 20, Township 37 South, Range 9 East of the Willamette Meridian, from which point of the Northwest corner of said Section 20 bears North 00°40'49" East 599.41 feet; thence South 00°40'49" West 2109.30 feet to the West 1/4 corner of said Section 20; thence along the Southerly line of the NW1/4 of Section 20 South 87°42'43" East 1121.67 feet to a point on the centerline of a 60 foot wide road easement; thence along said centerline North 15°30'40" West 67.32 feet; thence North 26°27'44" West 160.39 feet; thence North 15°54'19" West 181.11 feet; thence North 19°33'36" West 225.32 feet; thence North 21°28'13" West 344.16 feet; thence North 28°27'04" West 602.44 feet; thence North 38°09'04" West 383.61 feet; thence North 37°39'39" West 282.43 feet; thence North 17°42'31" West 164.34 feet; thence, leaving said road easement, North 46°00'54" East 484.75 feet to a point on the Southerly right-of-way line of Old Fort Road as surveyed during Record of Survey No. 4047; thence North 7°54'55" West 30.00 feet to the centerline of Old Fort Road; thence following said centerline 281.87 feet along the arc of a 603.11 foot radius curve to the right, the long chord of which bears North 84°31'35" West 279.31 feet; thence continuing along said centerline North 71°08'16" West 387.18 feet; thence 207.35 feet along the arc of a 603.11 foot radius curve to the left, the long chord of which bears North 80°59'12" West 206.33 feet; thence South 89°09'51" West 49.37 feet; thence 94.01 feet along the arc of a 462.08 foot radius curve to the right, the long chord of which bears North 85°00'27" West 93.84 feet; thence, leaving Old Fort Road centerline, South 10°49'14" West 30.00 feet to a point on the Southerly right-of-way line of Old Fort Road at its intersection with the centerline of a 60 foot wide road easement; thence along the centerline of said easement South 59°02'44" East 697.04 feet; thence South 17°42'31" East 149.83 feet to the point of beginning.