

470321076271
472934AM
ANCILLARY

470321076271
RECORDING REQUESTED BY:

3539 Heathrow Way, Ste 100
Medford, OR 97504

2021-013546
Klamath County, Oregon
09/07/2021 09:35:01 AM
Fee: \$92.00

GRANTOR'S NAME:
Robert G Koop and Shirley F Koop who acquired title as Shirley F. Baze

GRANTEE'S NAME:
Ryan E Brocchini

AFTER RECORDING RETURN TO:
Order No.: 470321076271-CC
Ryan E Brocchini, an estate in fee simple
1433 Summers Lane
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Ryan E Brocchini
1433 Summers Lane
Klamath Falls, OR 97603

1433 Summers Lane, Klamath Falls, OR 97603
Code No. 042; Account No. 447831
Map No 3809-035CC-02000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert G Koop and Shirley F Koop who acquired title as Shirley F. Baze, not as tenants in common but with right of survivorship, Grantor, conveys and warrants to Ryan E Brocchini, an estate in fee simple, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Exhibit "A" Attached hereto and made a part hereof

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY-NINE THOUSAND AND NO/100 DOLLARS (\$49,000.00). (See ORS 93.030).

Subject to:

Easements, conditions, covenants and restrictions of record.

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.

STATUTORY WARRANTY DEED

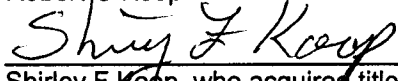
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: August 31, 2021



Robert G Koop



Shirley F Koop, who acquired title as
Shirley F Baze

State of OREGON
County of JACKSON

This instrument was acknowledged before me on August 31, 2021 by Robert G. Koop and Shirley F. Koop, who acquired title as Shirley F. Baze.



Cordelia A Craner, Notary Public - State of Oregon
My Commission Expires: February 23, 2025

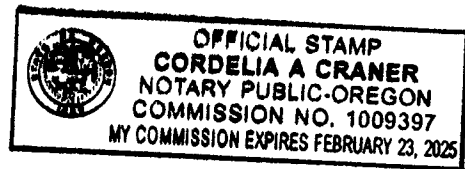


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the Section line which lies North 0° 12' East along the Section line a distance of 799.8 feet from the Southwest corner of Section 35, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County Oregon, and running thence: Continuing North 0° 12' East along the Section line a distance of 61 feet to a point; thence North 89° 59' East a distance of 344.1 feet to an iron pin; thence South 0°15' West a distance of 61 feet to an iron pin; thence South 89° 59; West a distance of 344 feet more or less to the point of beginning, in the NW1/4 SW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 30 feet lying in Summers Lane Road right-of-way and the Irrigation Ditch and drainage ditches now on said tract, in the County of Klamath, State of Oregon.