



2021-017402

Klamath County, Oregon

11/19/2021 01:32:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Serena R. Kluser and Michael L. Kluser

16281 Bessie Ct

La Pine, OR 97739

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

Serena R. Kluser and Michael L. Kluser

16281 Bessie Ct

La Pine, OR 97739

File No. 501020AM

### STATUTORY WARRANTY DEED

Brian W. Koch and Cynthia L. Koch, as Tenants by the Entirety

Grantor(s), hereby convey and warrant to

Serena R. Kluser and Michael L. Kluser, 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:

#### PARCEL 1:

Parcel 3 of Partition No. LP 61-96/CURBOW, located in the SE1/4 NW1/4 in Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM:

Beginning at the Southwest corner of said Parcel 3; thence North 00° 07' 39" East along the Westerly line of said Parcel 3, a distance of 100.00 feet; thence South 89° 31' 03" East parallel with the Southerly line of said Parcel 3, a distance of 205.00 feet to the West line of a 30.00' wide easement for road and utility purposes; thence continuing South 89° 31' 03" East, 15.00 feet to the centerline of said easement; thence South 00° 07' 29" West along said easement centerline, 100.00 feet to the Southeast corner of said Parcel 3 thence North 89° 31' 03" West along the Southerly line of said Parcel 3, a distance of 15.00 feet to the West line of said easement; thence continuing North 89° 31' 03" West along the South line of said Parcel 3, a distance of 205.00 feet to the true point of beginning.

#### PARCEL 2:

Parcel 1 of Land Partition No. LP 10-06, situated in the SE1/4 NW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

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

2408-025B0-00500

2408-025B0-00401

The true and actual consideration for this conveyance is \$515,000.00.



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:

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 17<sup>th</sup> day of NOV, 2021

Brian W Koch  
Brian W Koch

Cynthia L Koch  
Cynthia L Koch

State of Oregon } ss  
County of Deschutes

On this 17 day of NOV, 2021, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Brian W. Koch and Cynthia L. Koch, 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.

Jillian Nadene Pickle  
Notary Public for the State of Oregon  
Residing at: Laurel  
Commission Expires: Sept. 25 24

