



2022-000549

Klamath County, Oregon

01/14/2022 09:41:01 AM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Ron LaFranchi

580 N Central Blvd

Coquille, OR 97423

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

Ron LaFranchi

580 N Central Blvd

Coquille, OR 97423

File No. 498884AM

STATUTORY WARRANTY DEED

BC Koch, LLC, an Oregon Limited Liability Company as to Parcel 1, and Brian W. Koch and Cindy L. Koch, as Tenants in Common as to Parcel 2,

Grantor(s), hereby convey and warrant to

Ron LaFranchi,

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:

2409-030CA-01100

2409-030CA-01300

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:



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 3rd day of Jan, 2022.

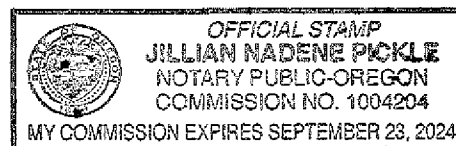
BC Koch LLC
By: [Signature]
Brian W. Koch, Member
By: [Signature]
Cindy L. Koch, Member

State of Oregon} ss
County of Deschutes}

On this 3rd day of Jan., 2022, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Brian W. Koch and Cindy L. Koch known or identified to me to be the Managing Member in the Limited Liability Company known as BC Koch, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

[Signature]
Notary Public for the State of Oregon
Residing at: La Pine Oregon
Commission Expires: Sept. 23 24



Dated this 3rd day of Jan, 2022

By: Brian W. Koch
Brian W. Koch

By: Cindy L. Koch
Cindy L. Koch

State of Oregon } ss
County of Deschutes }

On this 3rd day of Jan., 2022, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Brian W. Koch and Cindy 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: La Pine Oregon
Commission Expires: Sept. 23 24

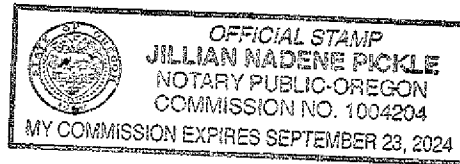


EXHIBIT "A"

498884AM

PARCEL 1:

A parcel of land shown as Parcel "C" on Record Survey No. 2570 platted by Raymond E. Oman on 14 November, 1977 on record with Klamath County Surveyor, and shown on County Tax Maps circa 1977 as Tax Lots 2409-3031-1200-1300, and -1400, and being a part of the OTLRR Depot Grounds, a part of the OTLRR Tracks and a part of Riverview Street vacated 8 May 1935 as shown on the original Plat of Crescent dated 1910, and lying Northwest of the present right of way line of U.S. Highway 97 which has absorbed Railroad Avenue, all situated in the NE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point along the Northwest right of way line of U.S. Highway 97, 50 feet from the centerline thereof and at the projected centerline of Jones Street; thence along said right of way line, South 38 degrees 58' 09" West 10.00 feet to a point, a railroad spike in the pavement; thence along a line at a right angle to said highway, North 51° 01' 51" West 261.66 feet to a point along the Southeast right of way line of the Klamath Northern Railroad and 50 feet from the centerline thereof, a #5X30 inch steel rod; thence along part of a 1,932.29 foot radius curve left, the chord of which bears North 17° 44' 39" East 36.85 feet to a point, a #5X30 inch steel rod at the intersection of said railroad right of way and the centerline of Riverview Street vacated; thence along said vacated centerline North 38° 58' 09" East 130.65 feet to a point, a #5X30 inch steel rod being the Northwest corner of the Woodsman Motel Parcel; thence along said Motel Parcel, South 51° 01' 51" East 275.00 feet to a point along the Northwest right of way line of U.S. Highway 97 and 50 feet from the centerline thereof, a #5X48 inch steel rod; thence along said highway right of way, South 38° 58' 09" West 155.00 feet to the point of beginning.

PARCEL 2:

Parcel 2 of Land Partition 41-17, a Partition of the lands shown in Survey No. 2570 as described in Document No. 2017-010196 situated in the Northeast quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Being recorded on April 4, 2018 as document 2018-004085 records of the Klamath County Clerk.