



After recording return to:
Jack D. Daum, Jr. and Marilu S.
Daum, Trustees of The Jack and
Marilu Daum Family Trust dated
February 10, 2017
PO Box 9842
Newton Beach, CA 92659

Until a change is requested all tax
statements shall be sent to the
following address:
Jack D. Daum, Jr. and Marilu S. Daum,
Trustees of The Jack and Marilu Daum
Family Trust dated February 10, 2017
PO Box 9842
Newton Beach, CA 92659

File No.: 7161-3870390 (SA)
Date: January 12, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William R. Segesser as to Tract A and William R. Segesser Trustee of the Segesser Revocable Living Trust as to Tract B, Grantor, conveys and warrants to Jack D. Daum, Jr. and Marilu S. Daum, Trustees or their successors in interest of The Jack and Marilu Daum Family Trust dated February 10, 2017, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$425,000.00**. (Here comply with requirements of ORS 93.030)

APN: 618451

Statutory Warranty Deed
- continued

File No.: 7161-3870390 (SA)

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 17th day of January, 2022.

William R. Segesser
William R. Segesser

The Segesser Revocable Living Trust

William R. Segesser
William R. Segesser, Trustee

STATE OF Oregon)
County of Jackson)ss.

This instrument was acknowledged before me on this 17th day of January, 2022
by **William R. Segesser and William R. Segesser Trustee of the Segesser Revocable Living Trust.**



Lori Jane McCaw
Notary Public for Oregon
My commission expires: 12.26.2022

APN: 618451

Statutory Warranty Deed
- continued

File No.: 7161-3870390 (SA)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Tract A:

A parcel of land situate in the SW1/4 NW1/4 of Section 1, Township 40 South, Range 7 East, of the Willamette Meridian, Klamath County, Oregon, described as follows:
Commencing at a 5/8 inch iron pin marking the West quarter corner of said Section 1; thence South 89°47'31" East 1,154.80 feet to a 5/8 inch iron pin; thence North 300.00 feet to the TRUE POINT OF BEGINNING of this description; thence continuing North 730.00 feet; thence West 600.00 feet; thence South 730.00 feet; thence East 600.00 feet to the true point of beginning.

Tract B:

The Southwest quarter of the Northwest quarter of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon lying South of the Ashland-Klamath Falls Highway. EXCEPTING THEREFROM a strip of land approximately 165.2 feet wide East and West, off the East side of said property as described in deed recorded in Book 77 Page 487, Deed Records of Klamath County Oregon. ALSO EXCEPTING THEREFROM the following: A parcel of land situate in the SW1/4 NW1/4 of Section 1, Township 40 South, Range 7 East, of the Willamette Meridian, Klamath County, Oregon, described as follows:
Commencing at a 5/8 inch iron pin marking the West quarter corner of said Section 1; thence South 89°47'31" East 1,154.80 feet to a 5/8 inch iron pin; thence North 300.00 feet to the TRUE POINT OF BEGINNING of this description; thence continuing North 730.00 feet; thence West 600.00 feet; thence South 730.00 feet; thence East 600.00 feet to the true point of beginning.