



2022-003248

Klamath County, Oregon

03/16/2022 01:42:01 PM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

KAP Ranch LLC, an Oregon limited liability company

1775 Washburn Way #52

Klamath Falls, OR 97603

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

KAP Ranch LLC, an Oregon limited liability company

1775 Washburn Way #52

Klamath Falls, OR 97603

File No. 525804AM

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### STATUTORY WARRANTY DEED

**Robert S. Plath**

Grantor(s), hereby convey and warrant to

**KAP Ranch LLC, an Oregon limited liability company,**

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:

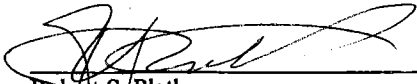
**See Attached Exhibit A**

The true and actual consideration for this conveyance is \$120,000.00.

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 14 day of March, 2022.

  
Robert S. Plath

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of February, 2022, before me, see Attached, a Notary Public in and for said state, personally appeared Robert S. Plath, 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.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

# CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

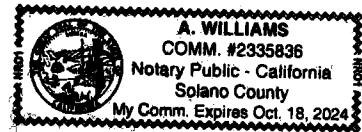
County of Solano )

On 3.14.2022 before me, A. Williams, Notary Public,  
(here insert name and title of the officer)

personally appeared Robert Stanley plath

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature A. Williams

(Seal)

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of statutory warranty deed

containing 2 pages, and dated 3.14.2022

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)  
☐ Attorney-in-Fact  
☐ Corporate Officer(s) \_\_\_\_\_  
Title(s) \_\_\_\_\_

- ☐ Guardian/Conservator  
☐ Partner - Limited/General  
☐ Trustee(s)  
☐ Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:  
Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)  
☐ \_\_\_\_\_

## EXHIBIT "A"

### PARCEL 1:

Parcel 1 of Major Land Partition 40-91, situated in the N1/2 of Government Lot 6 in Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

### PARCEL 2:

A tract of land situated in Parcel 2 of Major Land Partition 80-24, being in the SE1/4 NW1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the South line of said Parcel 2 and the Southwesterly line of the road easement, from which the Southeast corner of said Parcel 2 bears South 89°47'18" East 60.81 feet; thence along said Southwesterly line North 60°13'35" West 43.03 feet and along the arc of a curve to the right (radius equals 357.40 feet and central angle equals 02°37'25") 16.37 feet; thence South 32°23'50" West 35.01 feet to a point on the South line of said Parcel 2; thence South 89°47'18" East 70.12 feet to the point of beginning.

### PARCEL 3:

A parcel of land situated in the SE1/4 NW1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the center 1/4 corner of said Section 12 bears, South 89°47'18" East 567.07 feet; thence along the boundary of said Parcel 2 North 89°47'18" West 548.93 feet, North 09°09'10" West 456.35 feet, North 03°18'25" West 86.68 feet, South 89°47'18" East 261.00 feet, South 32°02'20" East 203.59 feet, South 08°59'50" East 86.02 feet, along the arc of a curve to the left (radius equals 327.40 and central angle equals 51°13'45") 292.73 feet, and South 60°13'35" East 95.93 feet to the point of beginning of this description, with bearings and distance as shown on the record survey number 5123 as recorded in the office of the Klamath County Surveyor.

ALSO known as Parcel 2 of Land Partition 80-24.

### SAVING AND EXCEPTING the following:

A tract of land situated in Parcel 2 of "Major Land Partition 80-24", a duly recorded land partition being in the SE1/4 NW1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the South line of said Parcel 2 and the Southwesterly line of the road easement, from which the Southeast corner of said Parcel 2 bears South 89°47'18" East 60.81 feet; thence along said Southwesterly line North 60°13'35" West 43.03 feet and along the arc of a curve to the right (radius equals 357.40 feet and central angle equals 02°37'25") 16.37 feet; thence South 32°23'50" West 35.01 feet to a point on the South line of said Parcel 2; thence South 89°47'18" East 70.12 feet to the point of beginning.