



2022-006980

Klamath County, Oregon

06/03/2022 10:57:01 AM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Sonya J. Durette- Sukanen

4491 Stebbins Avenue

Klamath Falls, OR 97601

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

Sonya J. Durette- Sukanen

4491 Stebbins Avenue

Klamath Falls, OR 97601

File No. 541195AM

STATUTORY WARRANTY DEED

Lauren M. Bowie as Affiant of Estate of William Rudolf Koelsch, Lauren M. Bowie, and Kristen M. Butler,

Grantor(s), hereby convey and warrant to

Sonya J. Durette- Sukanen,

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 \$144,000.00.

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 30th day of May, 2022

Estate of William Rudolf Koelsch

By: _____
Lauren M. Bowie, Affiant

By: _____
Lauren M. Bowie

By: Kristen M. Butler
Kristen M. Butler

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 Alameda

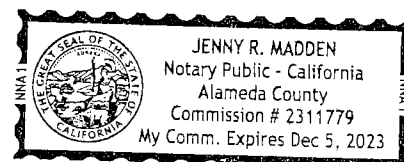
On May 30 2022 before me, Jenny R Madden, Notary Public,
(Insert name and title of the officer)

personally appeared Kristen M. Butler, 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 Jenny R Madden (Seal)



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 31 day of May, 2022.

Estate of William Rudolf Koelsch

By: Lauren M. Bowie
Lauren M. Bowie, Affiant

By: Lauren M. Bowie
Lauren M. Bowie

By: _____
Kristen M. Butler

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 Sonoma

Karla M Garcia, Notary Public

On May 31, 2022 before me, _____,
(Insert name and title of the officer)

personally appeared Lauren M. Bowie, 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 _____ (Seal)

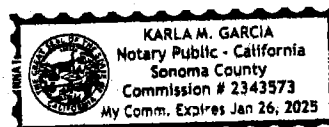


EXHIBIT 'A'

File No. 541195AM

PARCEL 1:

Beginning at a point on the West line of the Southeast quarter of the Northeast quarter (SE1/4 of NE1/4) of Section thirteen (13) in Township thirty-nine (39) South of Range eight (8) East of the Willamette Meridian, twelve (12) feet South of the Northwest corner of said Southeast quarter of the Northeast quarter (SE1/4 of NE1/4); thence East and parallel with the South line of said Southeast quarter of the Northeast quarter, three hundred (300) feet to a point; thence, North and at right angles to said South line, ninety-two (92) feet to a point in the said Northeast quarter of the Northeast quarter (NE1/4 of NE1/4); thence West and parallel with the South line of said Northeast quarter of the Northeast quarter, one hundred eighty (180) feet to a point; thence, South at right angles to said South line thirty (30) feet to a point; thence West and parallel with said South line, one hundred twenty (120) feet to a point on the West line of said Northeast quarter of the Northeast quarter; thence South along said West line and the West line of the Southeast quarter of the said Northeast quarter, sixty-two (62) feet to the point of beginning.

PARCEL 2:

Beginning at the Southwest (SW) corner of the Northeast quarter of the Northeast quarter (NE1/4 of NE1/4) of Section thirteen (13) in Township thirty-nine (39) South of Range eight (8) East of the Willamette Meridian, in Klamath County, Oregon; thence, North along the West line of the said Northeast quarter of the Northeast quarter (NE1/4 of NE1/4) fifty (50) feet to a point on said West line, the true point of beginning; thence, east parallel with the South line of said Northeast quarter of the Northeast quarter (NE1/4 of NE1/4) one hundred twenty (120) feet to a point; thence, North at right angles to said South line, thirty (30) feet to a point; thence, West and parallel with said south line, one hundred twenty (120) feet to a point on the West line of said Northeast quarter of Northeast quarter (NE1/4 of NE1/4); thence South along said West line, thirty (30) feet to the point of beginning.