



2022-014633

Klamath County, Oregon

12/29/2022 01:28:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Carl R. Kessler and Susan L. Kessler, Trustees of the
Kessler Family Living Trust dated May 11, 2015

5200 Hilldale St.

Klamath Falls, OR 97603

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

Carl R. Kessler and Susan L. Kessler, Trustees of the
Kessler Family Living Trust dated May 11, 2015

5200 Hilldale St.

Klamath Falls, OR 97603

File No. 573665AM

STATUTORY WARRANTY DEED

Veronica A. Meyer,

Grantor(s), hereby convey and warrant to

Carl R. Kessler and Susan L. Kessler, Trustees of the Kessler Family Living Trust dated May 11, 2015,

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 \$50,000.00.

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 27 day of December, 2022

Veronica A. Meyer
Veronica A. Meyer

State of Idaho } ss

County of Canyon }

On this 27 day of December, 2022 before me, Liliana Soto

a Notary Public in and for said state, personally appeared Veronica A. Meyer, 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.

Liliana Soto

Notary Public for the State of Idaho

Residing at: Homedale, ID

Commission Expires: 04/01/2027

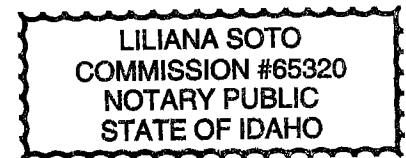


EXHIBIT 'A'

File No. 573665AM

A parcel of land located in Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of the SW1/4 NW1/4 lying South of the Southerly line of U.S.B.R. A-3 Lateral Canal and East of the Westerly line of U.S.B.R. A-3-D Lateral Canal.

EXCEPTING THEREFROM a parcel of land in the SW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; more particularly described as thus:

Beginning at a 3/4" iron pipe located South 0 degrees 05' West 165 feet from the Northeast corner of SW1/4 NW1/4 of said Section 14. This pipe is also located on Northerly right of way of U.S.R.S. Lateral A-3 and along the East line of SW1/4 NW1/4 of said Section 14; thence South 0 degrees 05' West a distance of 610.80 feet along East line of SW1/4 NW1/4 of said Section 14 to a 5/8" iron pin. Thence West 348.02 feet to a 5/8" iron pipe which is along East line of a lot on the Westerly right of way of existing U.S.R.S. Lateral A-3-D; thence North 26 degrees 07' East along Easterly lot line and Westerly right of way line of said Lateral a distance of 44.3 feet to an existing 1/2" iron pipe which is the NE corner of lot (original Zumwalt lot). Thence North 28 degrees 16' West along existing Westerly right of way of said lateral A-3-D 286.60 feet to a 5/8" iron pin which is on the existing Northerly right of way of U.S.R.S. A-3 Lateral, thence North 66 degrees 39' East 134.60 feet (long chord on curve) to a point which is and of curve on Northerly Right of Way of existing said Lateral A-3.

Thence, North 55 degrees 14' East 273.10 feet along existing Northerly Right of Way of said lateral A-3 to an existing 3/4" iron pipe which is also the Southwest corner of Lot 51, ELMWOOD PARK, thence continuing on North 55 degrees 14' East 154.0 feet to an existing 3/4" iron pipe which is Southeast corner of said Lot 51, ELMWOOD PARK; thence continuing along existing Northerly Right of Way of said Lateral A-3 North 55 degrees 14' East 36.5 feet to the point of beginning.

Note: The bearings of this description are based on Survey #6-136-T ELMWOOD PARK SUBDIVISION and on the present existing lateral of U.S.R.S. A-3 and A-3-D.