

2023-002824

Klamath County, Oregon



00313751202300028240030036

04/17/2023 11:41:49 AM

Fee: \$92.00

After recording, return to: Gregory M. Kackstetter 3580 N.  
River Rd Oceanside California 92058

Until a change is requested, all tax statements should be sent to:  
Gregory M. Kackstetter 3580 N. River Rd Oceanside California  
92058

**WARRANTY DEED Under ORS 93.850**

The grantor, Gregory M.Kackstetter, of 3580 N. River Rd,  
Oceanside California, 92058 for the true and actual  
consideration of labor and improvement as previously recorded  
CONVEYS AND WARRANTS to the grantee, Paul Ehrhardt  
and Robin Ehrhardt, a married couple, 20% ownership of  
parcels #1 and #2 as described below.

The following described real property in the County of Klamath  
and the State of Oregon free of encumbrances except as  
specifically set forth herein:

Parcel #1: A parcel of land being a portion of Sections 19 and 20  
in Township 28 South, Range 8 East, Willamette Meridian,  
Klamath County, Oregon, mor specifically described as follows:  
Beginning at a point South 89 degrees, 30 ' West 476.48 feet  
from the quarter corner of Sections 19 and 20, Township 28  
South, Range 8 East of the Willamette Meridian; thence South  
89degrees 30 ' West 344.34 feet; thence North 16 degrees 22'  
East 1.687.37 feet; thence South 16 degrees 22' West 742.60  
feet, thence South 73degrees 38 ' East 259.00 feet; thence South  
16 degrees 22' west 79 feet; thence South 73 degrees 38' West  
200.18 feet; thence South 16 degrees 22' West 191.00 feet;  
thence North 73 degrees 38' West 259.00 feet; thence South 16  
degrees 22' West 544.77 feet to the point of beginning.

Parcel #2: A strip of land three hundred and thirty (330) feet in  
width situated in the Southeast Quarter (SE1/4) of Section 19  
and the East Half (E1/2) Section 30, all in Township 28 South,  
Range 8 East, Willamette Meridian, Klamath County, Oregon,  
said strip of land being a part of and lying within the existing  
boundaries of an existing airport known as the "Beaver Marsh  
Airport", more particularly described as follows: Beginning at  
the quarter section corner common to Sections 19 and 20 of said  
Township and Range; thence South 89 degrees 30 feet West

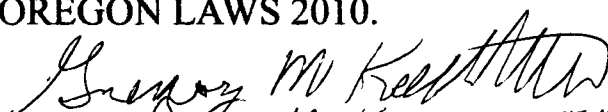
along the North line of the Northeast Quarter of the Southeast Quarter (NE1/4 SE 1/4) of said Section 19 of said Township and Range, a distance of 478.48 feet to the True Point of Beginning of this description; thence South 16 degrees 22 ' West 6100 feet; thence North 73 degrees 38 ' West 330 feet; thence North 16 degrees 22 ' East 6000 feet; thence North 89 degrees 30 ' East 344.84 feet, more or less, to the point of beginning.

Tax acct No: 2808-00000-01000-000 Key No: 740924

Tax acct No: 2808-019A0-03100-000 Key No: 740942

Source of title being the same property conveyed by warranty deed from E. Dalton Talbet to Gregory M. Kackstetter recorded January 23, 2006 in the records of Klamath County, Oregon.

This conveyance is made subject to easements, restrictions and right of ways appearing of record or enforceable in law and equity and general property taxes (20%) from 2023 and thereafter. 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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
GREGORY M KACKSTETTER

4/12/23

# All-purpose Acknowledgment California

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

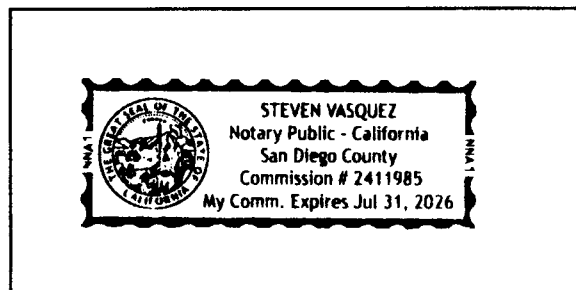
County of San Diego

On 04/12/2023 before me, Steven Vasquez, Notary Public (here insert name and title of the officer),

personally appeared Gregory M. Kackstetter

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.



Notary Seal

WITNESS my hand  
and official seal.

Signature [Handwritten Signature]

## For Bank Purposes Only

Description of Attached Document

Type or Title of Document Warranty Deed

Document Date 04/12/2023 Number of Pages 2

Signer(s) Other Than Named Above \_\_\_\_\_

Account Number (if applicable) \_\_\_\_\_

