

Return To:



**2023-003273**

**Klamath County, Oregon**

05/01/2023 12:07:01 PM

Fee: \$92.00

After Recording Return to:  
**Jim Mischel and Diana Mischel**  
**619 S. Bridge Street**  
**Sheraton, OR 97378**

Until a change is requested all tax statements  
Shall be sent to the following address:  
**(same as above)**

**File No. DE19157/583359AM**

### **STATUTORY WARRANTY DEED**

**Sandra L. Ackley and Lynn E. Ackley, not as Tenants in Common, but with Rights of Survivorship  
as to a portion of the herein described property  
Lynn E. Ackley as to the remainder of the herin described property,**

herein called grantor, convey(s) and warrant(s) to

**Jim Mischel and Diana Mischel, as tenants by the entirety,**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described  
as:

**\*see attached Exhibit (A)**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$845,000.00.**

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, AND 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.

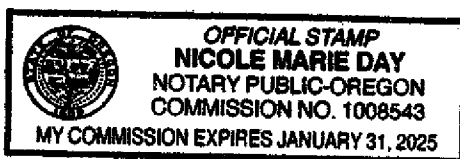
Dated: April 27th, 2023

By: Sandra L. Ackley  
Sandra L. Ackley

By: Lynn E. Ackley  
Lynn E. Ackley

STATE OF OREGON, County of Deschutes ss.

On April 27th, 2023, personally appeared the above named **Sandra L. Ackley and Lynn E. Ackley** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Nicole Marie Day  
Notary Public for Oregon  
My commission expires: 1/31/2025

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Unsurveyed Parcel 2 of Land Partition 36-22 situate in the S1/2 of the NE1/4 of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, recorded April 18, 2023 in Instrument 2023-002893, Records of Klamath County, Oregon, being more particularly described as follows:

AN AREA OF LAND AS SHOWN ON RECORDED LAND PARTITION 36-22 AS PARCEL 2 IN THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 2 ½" BRASS CAP MARKING THE QUARTER CORNER BETWEEN SECTIONS 8 AND 9, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE, NORTH 89°53'22" WEST, 310.63 FEET TO THE TRUE POINT OF BEGINNING FOR PARCEL 2, BEING A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "ADKINS ENGINEERING AND SURVEYING"; THENCE FROM SAID BEGINNING POINT, NORTH 89°53'22" WEST, 1010.85 FEET TO A 2 ½" BRASS CAP MARKING THE EAST 1/16 CORNER OF SECTION 8; THENCE, NORTH 89°53'22" WEST 783.31 FEET TO THE CENTER OF THE LITTLE DESCHUTES RIVER; THENCE IN A NORTHERLY DIRECTION IN SAID RIVER 790 FEET +/-; THENCE LEAVING SAID RIVER SOUTH NORTH 72°39'52" EAST, 95.95 FEET; THENCE SOUTH 82°44'37" EAST, 176.80 FEET; THENCE NORTH 87°02'13" EAST, 84.42 FEET; THENCE, SOUTH 28°05'11" EAST, 316.94 FEET; THENCE, SOUTH 67°08'38" EAST, 409.55 FEET; THENCE, SOUTH 89°53'22" EAST, 653.74 FEET; THENCE, SOUTH 65°21'09" EAST, 361.20 FEET TO THE POINT OF BEGINNING.