



THIS SPACE RESERVED FOR

2023-005639
Klamath County, Oregon
07/07/2023 03:50:02 PM
Fee: \$92.00

After recording return to:
Brandon Wade Thompson
4654 Caribou Dr.
Albany, OR 97321

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

Brandon Wade Thompson
4654 Caribou Dr.
Albany, OR 97321

File No. 595456AM

STATUTORY WARRANTY DEED

Charles Ryan Knoll and Teresa Thorpe Knoll, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Brandon Wade Thompson,

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'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2407-018D0-05100

The true and actual consideration for this conveyance is \$695,000.00.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

Return To:



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 5th day of July, 2023

Charles Ryan Knoll
Charles Ryan Knoll

Teresa Thorpe Knoll
Teresa Thorpe Knoll

State of Oregon } ss
County of Deschutes }

On this 5th day of July, 2023, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Charles Ryan Knoll and Teresa Thorpe Knoll, 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.

Tiffany Hudson
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 4/5/2025

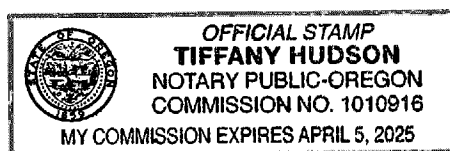


EXHIBIT 'A'

File No. 595456AM

Parcel 1:

A parcel of land located in the SE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Southeast corner of said Section 18; thence North 89°08'04" West along the South line of said Section 18, a distance of 870.00 feet to a 1/2 inch iron rod; thence North 01°03'41" East along a line parallel to the East line of said Section 18, a distance 560.00 feet to a 1/2 inch iron rod at the true point of beginning; thence North 89°08'04" West along a line parallel with the South line of said Section 18, a distance of 455.00 feet to a 1/2 inch iron rod; thence North 01°03'41" East along a line parallel with said East line, 397.15 feet to a 1/2 inch iron rod; thence continuing North 01°03'41" East 25 feet, more or less to the center thread of Crescent Creek; thence Easterly along said center thread, 475 feet more or less to a point on the Westerly right of way of an easement and right of way recorded May 24, 1979 in Volume M79, page 11935, Microfilm Records of Klamath County, Oregon; thence along the arc of a 170.00 foot radius curve to the right 40.00 feet more or less to a 1/2 inch iron rod at the point of tangency; thence South 18°02'08" West along said right of way 171.21 feet to a 1/2 inch iron rod; thence continuing along said right of way along the arc of a 130.00 foot radius curve to the left, 141.41 feet (the chord bears South 13°07'37" East, 134.54 feet to a 1/2 inch iron rod); thence continuing along said right of way along the arc of a 95.68 foot radius curve to the right 75.73 feet, (the chord bears South 21°36'51" East, 73.77 feet to 1/2 inch iron rod); thence South 01°03'41" West along said right of way, 80.75 feet to the true point of beginning.

Parcel 2:

A non-exclusive easement and right of way for ingress and egress to said parcel from Pine Creek Loop, a dedicated street, over a strip of land 60 feet in width, the centerline of which is described as follows:

Commencing at the Southeast corner of said Section 18; thence North 89°08'04" West along the South line of said Section 840.00 feet to the point of beginning for said easement; thence North 01°03'41" East 640.65 feet; thence along the arc of a 125.68 foot radius curve to the left, 99.48 feet (the chord bears North 21°36'51" West, 96.90 feet); thence along the arc of a 100.00 foot radius curve to the right, 108.78 feet, (the chord bears North 13°07'38" West, 103.49 feet); thence North 18°02'08" East, 171.21 feet; thence along the arc of a 200.00 foot radius curve to the left, 61.87 feet, (the chord bears North 9°10'24" East, 61.62 feet); thence North 00°18'40" East, 268.72 feet to the Southerly right of way of Pine Creek Loop Road as shown on the official plat of Tract 1052, CRESCENT PINES. The Southerly terminus of said easement being the South line of said Section 18 and the Northerly terminus being the Southerly right of way said Pine Creek Loop Road.

The above legal description is based upon survey map provided by B.A. Sutton, surveyor, which was based upon Survey No. 2495 and No. 1039, on file in the Klamath County Engineer's Office.