



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Zack Kohler  
246 East 10th ST  
Medford, OR 97501

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

Zack Kohler  
246 East 10th ST  
Medford, OR 97501  
File No. 594129AM

STATUTORY WARRANTY DEED

Gary D. Crouch and Janis E. Crouch, Trustees of the Gary D. Crouch and Janis E. Crouch Joint Revocable Living Trust, as to a 1/3 interest; Christopher J. Miller, as to a 1/3 interest and Paul Cahill, as to a 1/3 interest, all tenants in common,

Grantor(s), hereby convey and warrant to

Zack Kohler,

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:

PARCEL 1

Parcel 1 of Land Partition 74-96 as recorded in the Clerk’s office of Klamath County, Oregon. Being in the E1/2 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM a parcel more particularly described as follows: Beginning at a point on the West boundary of Washburn Way, said point being the Northeast corner of said Parcel 1, thence along the West boundary South 00° 03’ 30” West 58.08 feet; thence North 89°56’30” West 419.00 feet; thence North 00°03’30” East 58.08 feet; thence South 89°56’30” East 419.00 feet to the point of beginning. (PLA 8-97)

ALSO EXCEPTING THEREFROM a parcel more particularly described as follows: Beginning at the Northeast corner of said Parcel 1 as revised by Property line Adjustment 8-97, said point being South 00° 03’ 30” West 58.08 feet from the original Northeast corner of said Parcel 1, thence South 00° 03’ 30” West 93.83 feet to the Northeast corner of Parcel 1 of Minor Land Partition 12-86; thence North 89° 56’ 30” West along the North line of said Parcel 1 of Minor Land Partition 12-86 and it’s extension, 373.02 feet; thence North 00° 03’ 30” East 93.83 feet to a point on the South line of said Parcel 1 as revised by property line adjustment 8-97 thence South 89° 56’ 30” East 373.02 feet to the point of beginning. (PLA 32-98)

PARCEL 2

That portion of Parcel 2 of Land Partition 74-96 as recorded in the Clerk’s office of Klamath County, Oregon. Being in the E1/2 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian. Being more particularly described as follows:

Beginning at the Northwest corner of said Parcel 2, thence South 89° 56’ 30” East 80.97 feet; thence South 00° 03’ 30” West 151.92 feet; thence North 89° 56’ 30” West 80.97 feet; thence North 00° 03’ 30” West 151.92 feet to the point of beginning.

PARCEL 3

Parcel 3 of Land Partition 74-96 as recorded in the Clerk’s office of Klamath County, Oregon. Being in the E1/2 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian.

The true and actual consideration for this conveyance is \$350,000.00.

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

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<sup>st</sup> day of July, 2023

  
Christopher J. Miller

Gary D. Crouch and Janis E. Crouch Joint Revocable Living Trust

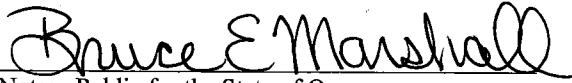
By: \_\_\_\_\_  
Gary D. Crouch, Trustee

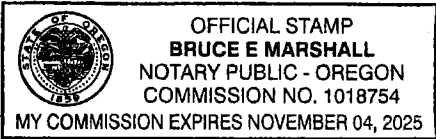
By: \_\_\_\_\_  
Janis E. Crouch, Trustee

\_\_\_\_\_  
Paul Cahill

State of Oregon } ss  
County of Lane }

On this 31 day of July, 2023, before me, Bruce E Marshall a Notary Public in and for said state, personally appeared Christopher J. Miller 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.

  
Notary Public for the State of Oregon  
Residing at: Harrisburg, OR  
Commission Expires: 11/4/25



State of Oregon } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Gary D. Crouch and Janie E. Crouch, Trustees of the Gary D. Crouch and Janis E. Crouch Revocable Living Trust 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.

\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of Oregon } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Paul Cahill, 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.

\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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 July, 2023

\_\_\_\_\_  
Christopher J. Miller  
  
Gary D. Crouch and Janis E. Crouch Joint Revocable Living Trust  
By: Gary D. Crouch, Trustee  
Gary D. Crouch, Trustee  
By: Janis E. Crouch, Trustee  
Janis E. Crouch, Trustee

\_\_\_\_\_  
Paul Cahill  
  
State of Oregon } ss  
County of \_\_\_\_\_ }

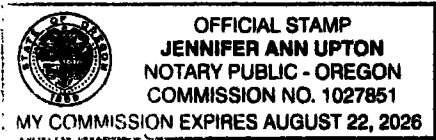
On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Christopher J. Miller known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of Oregon } ss  
County of Marion }

On this 31<sup>st</sup> day of July, 2023, before me, Jennifer Ann Upton a Notary Public in and for said state, personally appeared Gary D. Crouch and Janie E. Crouch, Trustees of the Gary D. Crouch and Janis E. Crouch Revocable Living Trust 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.

JU  
\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: Salem, OR  
Commission Expires: 8/22/2026



State of Oregon } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Paul Cahill, 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.

\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Christopher J. Miller

Gary D. Crouch and Janis E. Crouch Joint Revocable Living Trust

By: \_\_\_\_\_  
Gary D. Crouch, Trustee

By: \_\_\_\_\_  
Janis E. Crouch, Trustee

\_\_\_\_\_  
Paul Cahill

State of Oregon } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Christopher J. Miller 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.

\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of Oregon } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Gary D. Crouch and Janie E. Crouch, Trustees of the Gary D. Crouch and Janis E. Crouch Revocable Living Trust 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.

\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of ~~Oregon~~ <sup>Alaska</sup> } ss  
County of ~~Kenai Peninsula~~ <sup>Kenai</sup> }

On this 31<sup>st</sup> day of July, 2023, before me, Melissa Crawford a Notary Public in and for said state, personally appeared Paul Cahill, 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.

\_\_\_\_\_  
Notary Public for the State of ~~Oregon~~ <sup>Alaska</sup>  
Residing at: Seldovia  
Commission Expires: 9/18/2025

