



2023-008221
Klamath County, Oregon
09/20/2023 12:10:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ryan K. Holloway and Leslie Holloway
8926 Hwy 66
Klamath Falls, OR 97601

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

Ryan K. Holloway and Leslie Holloway
8926 Hwy 66
Klamath Falls, OR 97601
File No. 601138AM

STATUTORY WARRANTY DEED

James David Klepper, Successor Trustee of the Carol Klepper 2003 Revocable Trust U.A.D. may 21, 2003,
Grantor(s), hereby convey and warrant to

Ryan K. Holloway and Leslie Holloway, as Tenants by the Entirety,

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 \$225,000.00.

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 19th day of September, 2023

The Carole Klepper 2003 Revocable Trust

By: James David Klepper Successor Trustee
James David Klepper, Successor Trustee

State of Oregon} ss.
County of Deschutes }

On this 19th day of September, 2023, before me, Brandon Hess
a Notary Public in and for said state, personally appeared James David Klepper known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the the Carol Klepper 2003 Revocable Trust U.A.D. May 21, 2003, and acknowledged to me that he/she/they executed the same as Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

[Signature]
Notary Public for the State of Oregon»
Residing at: County of Deschutes
Commission Expires: 3/20/2027



EXHIBIT 'A'

File No. 601138AM

PARCEL 1:

A tract of land situated in Section 27, Township 39 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at intersection of the Southeasterly right of way boundary of the Klamath Falls-Ashland Highway (Oregon 66) and the Southerly boundary of that tract of real property recorded in Volume 44, page 270 of Deed Records of Klamath County, Oregon, described therein as being a portion of the NW1/4 of the NE1/4 of Section 27, Township 39 South, Range 8 East, Willamette Meridian, said point bears East 516.6 feet and South 31.2 feet from the quarter section corner common to Sections 22 and 27, Township, Range and Meridian aforesaid; thence South 48° 08' West along the Southeasterly right of way boundary of aforesaid highway a distance of 150.0 feet; thence South 34° 41' 43" East, parallel with the aforesaid Southerly boundary of that tract of land recorded in Volume 44, page 270 of Deed Records of Klamath County, Oregon, a distance of 292.7 feet; thence North 48° 08' East, parallel with the Southeasterly right of way boundary of aforesaid highway a distance of 150.0 feet to the Southerly boundary of that tract of land above mentioned; thence North 34° 41' 43" West along same, a distance of 292.7 feet, more or less, to the point of beginning.

PARCEL 2:

A tract of land in the NW1/4 of the NE1/4 of Section 27, Township 39 South, Range 8 East of the Willamette Base and Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the one-quarter section corner on the North boundary of Section 27, Township, Range, Base and Meridian aforesaid; thence due East along the section line 30 rods to the Northwest corner of that tract of real property recorded in Volume 44, Page 270 of Deed Records of Klamath County, Oregon; thence South 34° 41' 43" East along the West boundary of said tract of real property, a distance of 521.78 feet to the Southwest corner thereof, monumented with a ½ inch galvanized iron pipe, and being the TRUE POINT OF BEGINNING of this description; thence North 34° 41' 43" West along aforesaid West boundary, a distance of 186.72 feet to the Southeast corner of that parcel of land described in Deed recorded in Volume M65, Page 1775 of above said Deed Records; thence following along the South and West boundaries of said parcel of land to the Southeasterly right of way boundary of the Klamath Falls-Ashland highway; thence Southwesterly along said right of way boundary a distance of 50.0 feet to a ½ inch galvanized iron pipe; thence South 34° 41' 43" East, parallel with the West boundary of above said parcel of land, a distance of 318.47 feet to a ½ inch galvanized iron pipe on the Westerly projection of the South boundary of that tract of real property recorded in Volume 44, Page 270, Deed Records aforesaid; thence East 241.57 feet to the true point of beginning.

EXCEPTING FROM PARCELS 1 AND 2 those portions thereof conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division, for road purposes, by Deed recorded April 13, 1989 in Volume M89, Page 6301, Microfilm Records of Klamath County, Oregon.