



**2024-008469**  
**Klamath County, Oregon**  
09/27/2024 01:18:02 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John Nils Martinsson and Allison Cook  
Martinsson

5777 S Hwy 97

Klamath Falls, OR 97603

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

John Nils Martinsson and Allison Cook  
Martinsson

5777 S Hwy 97

Klamath Falls, OR 97603

File No. 644967AM

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### STATUTORY WARRANTY DEED

**Donald J. Holmstrom and Karen K. Holmstrom, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**John Nils Martinsson and Allison Cook Martinsson, 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:

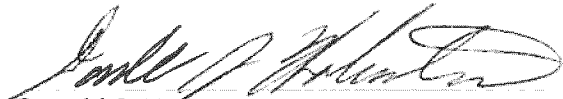
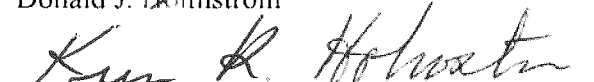
**See Attached Exhibit 'A'**

**The true and actual consideration for this conveyance is \$890,000.00.**


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:

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: September 23, 2024

  
Donald J. Holmstrom  
  
Karen K. Holmstrom

State of Oregon } ss  
County of Klamath }

On this <sup>26</sup>~~24~~ day of September , 2024, before me,  a Notary Public in and for said state, personally appeared Donald J. Holmstrom and Karen K. Holmstrom , 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.

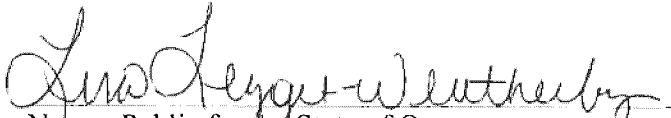
  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2027



EXHIBIT 'A'

PARCEL 1

A parcel of land situated in Sections 17 and 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:  
Commencing at a 5/8 inch iron pin marking the intersection of the Northerly right of way line of Joe Wright Road, a county road, with the Easterly right of way line of the Dalles-California Highway No. 97 in the NE1/4 NE1/4 of said Section 19; thence North 03° 38' 00" East, along the Easterly right of way line of said Dalles-California Highway, 1220.68 feet to the true point of beginning of this description; thence continuing on said right of way line along the arc of a curve to the left, the chord of which being North 01° 26' 49" East, 538.97 feet to a 5/8 inch iron pin; thence continuing on said right of way line along the arc of a curve to the left, the chord of which being North 04° 10' 16" West, 108.07 feet to a 5/8 inch iron pin; thence leaving said right of way line North 82° 54' 16" East 775.95 feet; thence South 02° 37' 35" West 109.49 feet to a 5/8 inch iron pin; thence South 27° 13' 42" East 140.65 feet to a 5/8 inch iron pin; thence South 00° 25' 37" East 146.14 feet to a 5/8 inch iron pin; thence South 86° 46' 41" East 810.32 feet to a 5/8 inch iron pin; thence South 64° 58' 47" East 100.71 feet to a 5/8 inch iron pin; thence South 40° 33' 44" East 95.24 feet to a 5/8 inch iron pin; thence South 22° 14' 57" East 68.57 to a 5/8 inch iron pin; thence South 11° 20' 45" East 135.83 feet to a 5/8 inch iron pin; thence South 89° 48' 30" West 48.43 feet to a 5/8 inch iron pin; thence South 89° 49' 30" West 850.82 feet to a 5/8 inch iron pin; thence South 89° 52' 55" West 951.85 feet to the true point of beginning of this description, with bearings based on recorded Survey No. 1472, as recorded in the office of the Klamath County Surveyor.

PARCEL 2

A parcel of land situated in Section 17 and 20, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, States of Oregon, being more particularly described as follows:  
Commencing at the intersection of the Northerly right of way line of Joe Wright Road, a county road, with the Easterly right of way line of the Dalles-California Highway, U. S. Highway No. 97, in the NE1/4NE1/4 of said Section 19; thence North 03°38'00" East, along said Easterly right of way line of the Dalles-California Highway, 1220.68 feet; thence leaving said right of way North 89° 52'55" East 951.85 feet to a 5/8 inch iron pin; thence North 89°40'30" East 850.82 feet to a 5/8 inch iron pin; thence North 89°48'30" East 48.43 feet to a 5/8 inch iron pin marking the true point of beginning of this description; thence North 11° 20'45" West 135.83 feet to a 5/8 inch iron pin; thence North 22° 14' 57" West 68.57 feet to a 5/8 inch iron pin; thence North 40° 33'44" West 95.24 feet to a 5/8 inch iron pin; thence North 64° 58' 47" West 100.71 feet to a 5/8 inch iron pin; thence North 86° 46' 41" West 810.32 feet to a 5/8 inch iron pin; thence North 00° 25' 37" West 146.14 feet to a 5/8 inch iron pin; thence North 27° 13' 42" West 140.65 feet to a 5/8 inch iron pin; thence North 02° 37" 35" East 230.34 feet to a 5/8 inch iron pin; thence North 81° 53' 08" East 126.58 feet to a 5/8 inch iron pin; thence North 08° 58' 34" West 390.22 feet to a 5/8 inch iron pin; thence North 49° 07' 57" East 740.83 feet to a 5/8 inch iron pin on the Westerly right of way line of the U.S.B.R. Lost River Diversion Canal; thence following said Westerly right of way line the following courses and distances: South 00° 32' 20" East 239.14 feet, along the arc of a curve to the left (radius = 713.70 feet and central angel = 36° 21' 00") 452.79 feet, South 36° 53' 20" East 194.00 feet, North 53° 06' 40" East 20.00 feet, South 36° 53' 20" East 995.70 feet, along the arc of a curve to the left (radius = 641.70 feet and central angle = 19° 22' 00") 216.90 feet, South 56° 15' 20" East 7.81 feet to the Northwesterly right of way line of the Southern Pacific Railroad; thence North 82° 50' 02" West 67.34 feet, thence South 89° 48' 30" West 526.55 feet to the true point of beginning of this description, with bearings based on recorded Survey No. 1472, as recorded in the office of the Klamath County Surveyor.