



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Logan Koehler and Hillary Koehler  
800 Duffy  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
Logan Koehler and Hillary Koehler  
800 Duffy  
Klamath Falls, OR 97601  
File No. 1002553

STATUTORY WARRANTY DEED

Martin L. Meinig and Arielle A. Metz, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

Logan Koehler and Hillary Koehler 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:

A portion of the SE1/4 NW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 26, LOMA LINDA HEIGHTS; thence North 68° 45' East a distance of 154.81 feet to the most Westerly corner of parcel deeded to the California Oregon Power Co. by Deed Volume 96, page 240; thence South 21° 15' East along the Southwesterly line of said parcel, a distance of 139.0 feet; thence South 58° 09' 23" East along the Southerly line of parcel deeded to Oregon Water Corporation by Deed Volume 359, page 35, a distance of 185.84 feet to the East line of said SE1/4 NW1/4; thence South along said East line a distance of 248 feet, more or less, to the Northeast corner of Lot 31, LOMA LINDA HEIGHTS; thence North 39° 38' West along the Northeasterly line of LOMA LINDA HEIGHTS, a distance of 548.1 feet to the point of beginning.

The true and actual consideration for this conveyance is \$1,145,000.00.  
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:

Real property taxes due, if any, but not yet 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: 6.30.2025

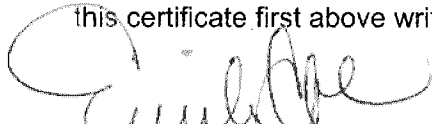
  
\_\_\_\_\_  
Martin L. Meinig

  
\_\_\_\_\_  
Arielle A. Metz

State of Oregon } ss  
County of Klamath }

On this 30 day of June, 2025, before me,  
Emily Jean Coe, a Notary Public in and for said state, personally  
appeared Martin L. Meinig and Arielle A. Metz, known or identified to me to be the person(s) whose  
name(s) ~~is~~/are subscribed to the within Instrument and acknowledged that ~~he~~/she/they executed the  
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.

  
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Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2025

