

After recording return to:

David Alves and Kelly Drake  
33244 South Chiloquin Road  
Chiloquin, OR 97624

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

David Alves and Kelly Drake  
33244 South Chiloquin Road  
Chiloquin, OR 97624

2018-003859

Klamath County, Oregon



00219881201800038590010016

03/30/2018 12:36:34 PM

Fee: \$42.00

True  
Returned at Counter

**STATUTORY  
BARGAIN AND SALE DEED  
for "Property Line Adjustment 5-17"**

**James J. Gallagher and Cynthia A. Gallagher, as Trustees of the Gallagher Family Trust, uad  
December 30, 2013, and their successors in Trust, Grantors, convey to David Alves and Kelly Drake,  
Grantee, the following real property situated in Klamath County, Oregon, to-wit:**

**A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME 2013 AT PAGE 014192 OF THE KLAMATH  
COUNTY DEED RECORDS, SITUATED IN GOVERNMENT LOTS 2, 3, 4, 5 AND 8 OF SECTION 19, T35S, R7EWM,  
KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF MODOC POINT ROAD, FROM  
WHICH THE NORTH 1/4 CORNER OF SAID SECTION 19 BEARS N00°32'47"W 1177.37 FEET; THENCE N13°14'51"W,  
ALONG THE SAID RIGHT OF WAY LINE, 59.27 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE,  
N82°09'50"E 100.45 FEET; THENCE S50°17'00"W 111.72 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH:**

**BEGINNING AT A POINT, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 19 BEARS N22°19'28"W  
11445.28 FEET; THENCE N82°09'50"E 86.35 FEET; THENCE S05°20'56"E 129.89 FEET; THENCE N39°43'00"W 152.82  
FEET TO THE POINT OF BEGINNING.**

**THE TOTAL AREA BEING CONVEYED IS 0.20 ACRES, MORE OR LESS.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 242, OREGON LAWS 2007, AND 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 LAWFULL 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".

The true consideration for this conveyance is \$0 (Here comply with the requirements of ORS 93.030).

**The above land described shall be combined with the land described in Deed Volume 2017 at Page 007950 of the Klamath County Deed Records. This conveyance is pursuant to "Property Line Adjustment 5-17" and does not create a separate parcel of land.**

Dated this 27<sup>th</sup> day of March, 20 18

James J. Gallagher, Trustee

Cynthia A. Gallagher, Trustee

STATE OF OREGON

ss}

COUNTY OF KLAMATH

This instrument was acknowledged before me on 3/27/18

By: James J. Gallagher and Cynthia A. Gallagher, as Trustees of the Gallagher Family Trust, uad  
December 30, 2013.



Notary Public for the State of Oregon

My commission expires: June 16, 2020