



THIS SPACE RESERVED FOR

2019-010678
Klamath County, Oregon
09/13/2019 01:45:01 PM
Fee: \$87.00

Ed Madden
25250 Schaupp Rd
Klamath Falls, OR
Grantor's Name and Address

Edward Joseph Madden
25250 Schaupp Rd
Klamath Falls, OR 97603
Grantee's Name and Address

After recording return to:
Edward Joseph Madden
25250 Schaupp Rd
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Edward Joseph Madden
25250 Schaupp Rd
Klamath Falls, OR 97603

File No. 309445AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Edward Joseph Madden, who acquired title as, Ed Madden,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Edward Joseph Madden,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

A tract of land situated in the SE1/4 of Section 11, Township 40 South, Range 11 East of the Willamette Meridian , Klamath County, Oregon being more particularly described as follows:

Beginning at the Southeast corner of said SE1/4 of Section 11; thence North 89°04'44" West on the South line of the said SE1/4, 2600.43 feet to the Southwest corner of said SE1/4; thence North 00°12'23" East on the West line of said SE1/4, 1980.60 feet; thence South 89°04'59" East, 1301.61 feet; thence North 00°14'48" East, 580.98 feet to the Southerly line of Schaupp Road; thence Southeasterly on said Southerly line the following courses and distances; on the arc of a 234.63 foot radius curve to the left 16.59 feet; North 89°30'20" East, 364.88 feet; on the arc of a 328.10 foot radius curve to the right, 256.16 feet; South 45°45'40" East, 612.83 feet; on the arc of a 220.99 foot radius curve to the left, 266.35 feet to the intersection of the Southerly line of Schaupp Road with the East line of said SE1/4; thence South 00°17'13" West on said East line, 2022.43 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within Parcels 1 and 2 of Land Partition 39-04 situated in the S1/2 and NE1/4 of Section 11, Township 40 South Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is correct vesting. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.


In Witness Whereof, the grantor has executed this instrument this 9 day of September, 2019; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Edward Joseph Madden

State of Oregon } ss
County of Klamath }

On this 9 day of September, 2019, before me, Melissa R. Strom, a Notary Public in and for said state, personally appeared Edward Joseph Madden, 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: 3/15/22

