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03/02/2020 11:22:45 AM

Fee: \$92.00

Thomas Charles Hoy 17816 Cousin Ridge Rd
Klamath Falls Or
97603
Grantor's Name and Address

Charles B. Hoy, Jr. and Nadine Hoy
13910 Hwy 66. Klamath Falls
OR 97604
Grantee's Name and Address

After recording return to:
Charles B. Hoy, Jr. and Nadine Hoy

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

No change

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Thomas Charles Hoy**

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

Nadine Hoy and Charles B. Hoy, Jr,

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:

See Attached Exhibit 'A'

**** To cancel or rescind that particular document recorded July 17, 2017 in Instrument Number 2017-007951**

The true and actual consideration paid for this transfer, stated in terms of dollars, ******.

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.

Returned at Counter

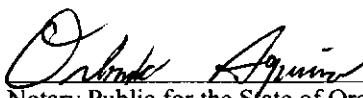
In Witness Whereof, the grantor has executed this instrument this 2nd day of March - 2020; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Thomas Charles Hoy

State of Oregon } ss
County of Klamath }

On this 2nd day of March, 2020, before me, ORLANDO AQUINO a Notary Public in and for said state, personally appeared Thomas Charles Hoy, 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:
Commission Expires:

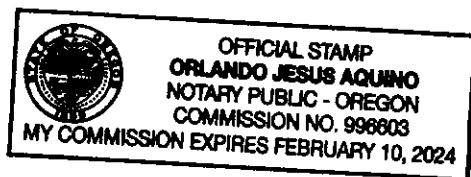


EXHIBIT 'A'

A Portion of the SE1/4, and of the SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County Oregon, described as follows:

Commencing at the section corner common to Sections 31 and 32, Township 39 South, Range 8 East, Willamette Meridian; thence along the east line of said Section 31, North 02°00'07" West, 331.93 feet to the northerly right-of-way line of Weyerhaeuser Road described in Deed recorded August 30, 1996 in Volume M96, page 27024; thence along the northerly right-of-way of said Weyerhaeuser Road, North 63°07'00" West, 2,151 feet to the true Point of Beginning; thence along the Northerly right-of-way of said Weyerhaeuser Road North 63°07'00" West, 1,411 feet, more or less to the easterly right-of-way of Highway 66 (Green Springs Highway); thence Northeasterly along the easterly right-of-way of said Highway 66, 721.9 feet more or less to the Northwest corner of Parcel 1 of Land Partition 20-98; thence leaving said Highway 66, along the Southerly property line of Parcel 1 of Land Partition 20-98, South 47°22'52" East, 1,241.9 feet to a common corner of Parcel 1 and Parcel 2 of said Land Partition; thence South 39°22'32" West 333 feet, more or less to the point of beginning.