

2020-002763

Klamath County, Oregon



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03/05/2020 08:32:23 AM

Fee: \$87.00

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Michael E. and Laurie J. Ross
P. O. Box 504
Merrill, OR 97633

Grantor:
Michael E. and Laurie J. Ross
P. O. Box 504
Merrill, OR 97633

Grantee:
Michael E. and Laurie J. Ross
P. O. Box 504
Merrill, OR 97633

BARGAIN AND SALE DEED

Michael E. and Laurie J. Ross, Grantors, convey to Michael E. and Laurie J. Ross, as tenants by the entirety, Grantees, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See attached Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is a resolute deed.

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.

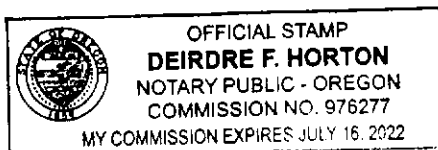
DATED this 4 day of March, 2020.

Michael E. Ross, Grantor

Laurie J. Ross, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 4th day of March, 2020, the above-named Michael E. and Laurie J. Ross, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 7/16/2022

Exhibit A
PARCEL 2 PLA 10-19

AN AREA OF LAND IN LOT 2 OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 9 EAST, OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/4 SECTION CORNER COMMON TO SECTIONS 28 AND 21, THENCE SOUTH 89°52'11" EAST A DISTANCE OF 1307.79 FEET TO THE E1/16 SECTION CORNER COMMON TO SECTIONS 28 AND 21; THENCE SOUTH 00°00'19" WEST A DISTANCE OF 1165.15 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 00°00'19" WEST A DISTANCE OF 154.85 FEET; THENCE NORTH 89°25'26" WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°00'19" WEST A DISTANCE OF 492.21 FEET; THENCE NORTH 69°32'26" WEST A DISTANCE OF 512.08 FEET; THENCE NORTH 00°08'34" EAST A DISTANCE OF 478.39 FEET; THENCE SOUTH 88°47'30" EAST A DISTANCE OF 498.75 FEET TO THE POINT OF BEGINNING, CONTAINING 6.26 ACRES, MORE OR LESS.

THE **BASIS OF BEARING** FOR THIS LEGAL DESCRIPTION IS GRID NORTH OF THE BEND-KLAMATH FALLS ZONE OF THE OREGON COORDINATE REFERENCE SYSTEM.