

2020-006098

Klamath County, Oregon



00259236202000060980010012

05/15/2020 02:59:10 PM

Fee: \$82.00

AFTER RECORDING RETURN TO:

Fred Robertson  
PO Box 717  
Talent, OR 97540

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Fred Robertson  
PO Box 717  
Talent, OR 97540

**BARGAIN AND SALE DEED  
Property Segregation**

**FRED ROBERTSON and DEBRA J. ROBERTSON, Grantor**, conveys to **FRED ROBERTSON and DEBRA J. ROBERTSON, Grantee**, the below described real property situate in Klamath County, Oregon, State of Oregon. The actual consideration consists of, or includes, other property or other value given or promised, which value was the whole consideration:

The Southwest one-quarter (NW 1/4) of Section 22, Township 38 South, Range 5 East, Willamette Meridian, Klamath County, Oregon. TOGETHER WITH access rights to the Keno Access Road across the Northwest one-quarter of said Section 22.

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.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 15 day of

May, 2020.

Fred Robertson  
FRED ROBERTSON

Debra J. Robertson  
DEBRA J. ROBERTSON

STATE OF OREGON )  
                                  )ss  
COUNTY OF JACKSON )

The foregoing instrument was acknowledged before me this 15 day of May, 2020, by Fred Robertson and Debra J. Robertson

Dominika Carroll  
Notary Public of Oregon.

