

2020-007482

Klamath County, Oregon



00260795202000074820030032

06/19/2020 09:12:49 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Wm. M Ganong

PO Box 691

Klamath Falls, Or 97601

SEND TAX STATEMENTS TO:

No Change - *Same as above*

STATUTORY BARGAIN AND SALE DEED

Marie I. Ganong and William M. Ganong, Wife and Husband, Grantor, conveys to William M. Ganong and Marie I. Ganong, Trustees of the Bill and Marie Ganong Family Trust, uda April 4, 2005, and their successors in Trust, Grantee, the real property located in the City of Klamath Falls, County of Klamath, Oregon more particularly described on Exhibit A, attached hereto and incorporated herein by this reference; Klamath County Tax Lot No. R-3809-032BC-02600-000; The adjoining 20" wide sight easement located northwest of and adjoining the northwest boundary of said real property; and together with the appurtenant undivided one-third interest in the private road right of way more particularly describe on Exhibit B, attached hereto and incorporated herein by this reference; Klamath County Tax Lot No. R-3809-032BC-02700-000.

The deed is made for estate planning purposes.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Marie I. Ganong
MARIE I. GANONG

William M. Ganong
WILLIAM M. GANONG

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 18th day of June, 2020 by Marie I. Ganong and William M. Ganong.



Deborah Torrie
Notary Public for Oregon
My Commission Expires: April 30th 2021

Owners
 Erwin R. Ritter, L.S. W.R.E.
 Dennis A. Ensor, L.S. W.R.E.

TRU (SURVEYING) **LINE**

TELEPHONE (503) 884-3691
 2333 SUMMERS LANE • KLAMATH FALLS, OREGON 97603

NOVEMBER 9, 1994

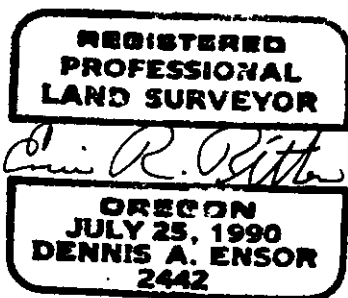
WILLIAM M. GANONG PARCEL

A TRACT OF LAND SITUATED IN THE SW1/4 NW1/4 OF SECTION 32,
 T38S, R9EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED
 AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIN WITH ALUMINUM CAP STAMPED
 "CITY OF KLAMATH FALLS" (FORMERLY CHISELED CROSS ON A STONE
 MONUMENT), SAID PIN BEING N41°E 1094 FEET, MORE OR LESS, BY RECORD
 FROM THE WEST 1/4 CORNER OF SAID SECTION 32; THENCE S52°00'00"E
 19.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S52°00'00"E
 191.65 FEET; THENCE S69°39'00"W 52.37 FEET; THENCE S47°31'00"W
 93.26 FEET; THENCE N33°16'52"W 83.51 FEET; THENCE S56°25'09"W
 192.40 FEET; THENCE CONTINUING S56°25'09"W 10 FEET, MORE OR LESS,
 TO THE LEFT BANK OF LINK RIVER; THENCE NORTHWESTERLY, ALONG SAID
 BANK, 25 FEET, MORE OR LESS, TO A POINT FROM WHICH A 5/8 INCH IRON
 PIN WITH TRU-LINE SURVEYING PLASTIC CAP BEARS N56°25'09"E; THENCE
 N56°25'09"E 10 FEET, MORE OR LESS; THENCE CONTINUING N56°25'09"E
 245.88 FEET; THENCE N37°51'20"W 42.04 FEET; THENCE N26°26'30"W
 30.84 FEET; THENCE N50°08'40"E 28.79 FEET TO THE POINT OF
 BEGINNING, CONTAINING 0.48 ACRES, MORE OR LESS.

REFERENCE: CITY OF KLAMATH FALLS PROPERTY LINE ADJUSTMENT 006-94

Erwin R. Ritter
 ERWIN R. RITTER O.L.S. 658



EXPIRES: 12/31/94

Private Roadway Easement Description

An undivided one-third interest in the following described real property.

A private road right-of-way situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being North 41° East a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32 Township 38 South, Range 9 East of the Willamette Meridian, thence South 37°29'10" East a distance of 206.81 feet, said point being the True Point of Beginning of this description; thence South 47°31' West 230.92 feet; thence North 42°29' West 18.00 feet; thence North 47°31' East 235.25 feet; thence North 69°39' East 52.37 feet; thence South 52°00' East along said line 28.00 feet; thence South 74°34' West 64.53 feet to the true point of beginning; with the bearings of the above description based on recorded Survey's Numbered 1276, 2007 and 2126.