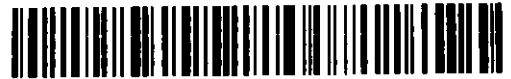


2020-007624

Klamath County, Oregon



00260957202000076240030033

06/22/2020 02:36:31 PM

Fee: \$92.00

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

Send tax statements to:  
Richard J. Walsh  
5541 Sylvia Avenue  
Klamath Falls, OR 97603

**Grantor:**

Richard J. Walsh and Rosalie H.M. Walsh  
Trustees of the Walsh Revocable Living Trust  
5541 Sylvia Avenue  
Klamath Falls, OR 97603

**Grantee:**

Jeannette C. Humphrey

Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Richard J. Walsh and Rosalie H.M. Walsh, as Trustees of the Walsh Revocable Living Trust, Grantor, conveys to Jeanette C. Humphrey, Grantee, all of its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Please refer to Exhibits "A" and "2" attached hereto and incorporated herein by reference

The purpose for this deed is to release the interest of the Grantor in and to that certain Well Easement recorded December 30, 2002 in Volume M02, page 76093 as to the property described in Exhibits "A" and "2."

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.

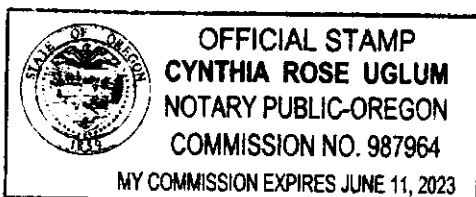
DATED this 22 day of June, 2020

Richard J. Walsh, Trustee of the  
Walsh Revocable Living Trust

Rosalie H.M. Walsh, Trustee of the  
Walsh Revocable Living Trust

STATE OF OREGON     )  
                                      ) ss.  
County of Klamath     )

Personally appeared before me this 22 day of June, 2020, the above-named Richard J. Walsh and Rosalie H.M. Walsh, as Trustees of the Walsh Revocable Living Trust, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Notary Public for Oregon  
My Commission expires: 6-11-2023

## EXHIBIT "A"

Government Lots 1 and 2 and the SW1/4 SW1/4 of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT the following:

A tract of land situated in Sections 8 and 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of said Section 17 from which the Northwest corner of said Section 17 bears North 89° 49' 21" West, 30.00 feet; thence South 00° 05' 09" East parallel to the West line of said Section 17, 256.00 feet; thence South 89° 49' 21" East parallel to the North line of said Section 17, 2379 feet more or less to the Mean High Water Line of Lost River; thence Northerly on said Mean High Water Line the following courses and distances: North 15° 12' 02" East, 324.30 feet; North 09° 32' 48" East, 223.70 feet; North 16° 32' 48" West, 370.44 feet; and North 25° 02' 09" West, 424.66 feet; thence leaving said Mean High Water Line, North 89° 49' 21" West, 2211.42 feet to a point lying 30.00 feet East of the West line of said Section 8; thence South 00° 16' 30" West parallel to the West line of said Section 8, 1016.92 feet to the point of beginning.

## **EXHIBIT 2**

**Township 40 South, Range 9 East of the Willamette Meridian:**

**SE1/4SE1/4 of Section 23; the S1/2SW1/4 and the W1/2SE1/4 of Section 24; the N1/2NW1/4 of Section 25, and the NE1/4NE1/4 of Section 26.**

**E1/2NW1/4 and N1/2SW1/4 of Section 24, NE1/4SE1/4 of Section 23.**

**W1/2NW1/4 of Section 24.**

**SE1/4NW1/4 and the NE1/4SW1/4 of Section 25.**