

382559 AM

2020-008608

Klamath County, Oregon

07/14/2020 01:09:18 PM

Fee: \$87.00

**GRANTOR'S NAME:**

Sage and Cedar Properties LLC

**GRANTEE'S NAME:**

Richard T Haun and Rogene C Manas

**AFTER RECORDING RETURN TO:**

Richard T Haun and Rogene C Manas  
PO Box 182  
Waltersville, OR 97489

**SEND TAX STATEMENTS TO:**

no change

, 2407017CO-00900 and 2407017CO-00800  
17750 Highway 58, Crescent, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

**Sage and Cedar Properties LLC**, Grantor, conveys to **Richard T Haun and Rogene C Manas**, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

A rectangular portion of the NE1/4 SW1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, in the county of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point where the North-South center line of said Section 17 intersects the Southwesterly line of the highway right of way of Oregon State Highway 58; thence along said Southwesterly line of said right of way in a generally Northwesterly direction a distance of 850 feet to a point which is the true point of beginning; thence at right angles to said highway right of way and in a generally Southwesterly direction 250 feet to a point; thence at right angles to said last course and in a generally Northwesterly direction a distance of 175 feet to a point; thence at right angles to said last course and in a generally Northeasterly direction a distance of 250 feet, more or less, to the said Southwesterly right of way line of said Oregon State Highway 58; thence along said Southwesterly line of said right of way in a generally Southeasterly direction a distance of 175 feet more or less, to the point of beginning.

The true consideration for this conveyance is Zero And No/100 Dollars (\$0). (See ORS 93.030).

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.

# BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: July 10, 2020

Sage and Cedar Properties LLC

Richard T. Haun Member

Richard T Haun, Member

Rogene C. Manas, Member

Rogene C Manas, Member

State of Oregon  
County of Clatsop

This instrument was acknowledged before me on 7/10/2020 by Richard T Haun and Rogene C Manas, members of Sage and Cedar Properties LLC.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 10/24/2021

