



00262094202000086180010010

07/14/2020 02:11:40 PM

Fee: \$82.00

After recording return to:

Andrew J. King
8296 Kings Way
Klamath Falls, Oregon 97603

Until a change is requested all tax statements shall be sent to the following address:

Andrew J. King
8296 Kings Way
Klamath Falls, Oregon 97603

STATUTORY
BARGAIN AND SALE DEED

I, Dolores A. King, Grantor, conveys to
Andrew J. King, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

A PORTION OF PARCEL 3 OF "LAND PARTITION 79-06", SITUATED IN THE NW1/4 SE1/4 OF SECTION 18, T39S, R10EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE USBR 1-A DRAIN EASEMENT AND THE NORTH LINE OF THE SAID NW1/4 SE1/4, FROM WHICH THE C-E 1/16 CORNER OF SAID SECTION 18 BEARS EAST 852.55 FEET; THENCE ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES, S19°02'00"W 492.73 FEET AND S33°12'00"W 560 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WEST LINE OF THE SAID NW1/4 SE1/4; THENCE NORTH, ALONG THE SAID WEST LINE, 707 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF THE USBR A-5 LATERAL; THENCE N23°41'00"E, ALONG THE SAID CENTERLINE, 248.97 FEET TO A POINT ON THE SAID NORTH LINE OF THE NW1/4 SE1/4; THENCE EAST 367.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 5.53 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF SAID "LAND PARTITION 79-06" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

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.

The true consideration for this conveyance is \$ 0 . (Here comply with the requirements of ORS 93.030) THIS CONVEYANCE IS MADE PURSUANT TO "PROPERTY LINE ADJUSTMENT 06-20".

Dated this 14 day of July, 2020

Dolores A. King

STATE OF OREGON }
County of Klamath ss

This instrument was acknowledged before me on July 14, 2020
by Dolores A. King.

Notary Public for Oregon

My commission expires November 24, 2023

