

2020-008949

Klamath County, Oregon



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07/22/2020 09:02:12 AM

Fee: \$87.00

Returned at Counter

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Edith G. Walsh, Trustee
of the Walsh Family Trust
5842 Henley Road
Klamath Falls, OR 97603

Grantor:

Edith G. Walsh
5842 Henley Road
Klamath Falls, OR 97603

Grantee:

Edith G. Walsh, Trustee
of the Walsh Family Trust
5842 Henley Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Edith G. Walsh, Grantor, conveys to Edith G. Walsh, Trustee of the Walsh Family Trust dated March 27, 1996, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

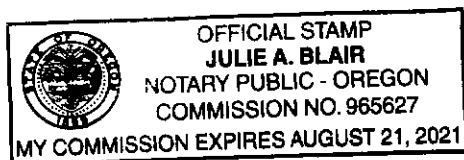
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13th day of July, 2020.

Edith G. Walsh
Edith G. Walsh, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 13th day of July, 2020, the above-named Edith G. Walsh, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Julie A. Blair
Notary Public for Oregon
My Commission expires: 8/21/2021

EXHIBIT A

PARCEL 2

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of the tract of land described in recorded contract, Deed Volume M76-13093 of the Klamath County deed records, being more particularly described as follows:

Beginning at a 5/8 inch iron pin with plastic cap on the East line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ and being South 45°10'13" West 1885.21 feet and South 00°03'51" West 750.00 feet from the Northeast corner of said Section 26; thence South 00°03'51" West 576.28 feet to the Southeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence South 89°59'39" West, along the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ 778.77 feet to the Southeast corner of that tract of land described in Deed Volume 272, page 310 of said Klamath County deed records; thence North 21°54'13" West (North 21°30'15" West by said Deed Volume 272, page 310), along the Easterly line of said Deed Volume 272, page 310, 620.59 feet to a 5/8 inch iron pin with plastic cap, said iron pin being South 00°03'51" West 750.00 feet from the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence North 89°59'04" East 1010.93 feet to the point of beginning, with bearings based on Survey No. 1957, as recorded in the office of the Klamath County Surveyor.