

2020-009279

Klamath County, Oregon

FORM No. 7723 - BARGAIN AND SALE DEED.

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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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07/29/2020 01:52:36 PM

Fee: \$82.00

Carey Tindall and Debra Tindall  
148643 Hwy 97  
Gilchrist OR 97737  
Grantor's Name and Address  
Carey Tindall and Debra Tindall

Grantee's Name and Address  
After recording, return to (Name and Address):  
Debra Tindall  
POB 617  
Lapine OR 97739

Until requested otherwise, send all tax statements to (Name and Address):  
Carey and Debra Tindall  
POB 617  
Lapine OR 97739

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Carey and Debra Tindall

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Carey and Debra Tindall

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Tax Lot 2309-024A0-05500

A tract of land located in the Northeast one-quarter of the Northeast one-quarter of Section 24, Township 23 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing Northeast corner of Section 24, point being a 2-1/2" brass cap marked "KCS 2007", Thence South 00 00'55" West 867.83 feet to the Point of Beginning, being a 5/8" rebar with a yellow plastic cap marked "TYE ENGINEERING" Thence South 00 00'55" West 455.82 feet to a 2-1/2" brass cap marked "USDA PLS 1642"; Thence North 89 58'08" West 613.15 feet to the easterly right of way of U.S. Highway 97 to a 5/8" rebar with a yellow plastic cap marked "TYE ENGINEERING"; Thence along said Easterly right of way of U.S. Highway 97 North 30 35'08" East 528.10 feet to a 5/8" rebar with a yellow plastic cap marked "TYE ENGINEERING"; Thence leaving said right of way North 89 44'29" East 344.57 feet to a 5/8" rebar with a yellow plastic cap marked "TYE ENGINEERING" and the Point of Beginning.

Containing 5.00 acres, more or less

This legal description was written in conjunction with a Property Line Adjustment Survey Filed at the Klamath County Surveyors Office and Klamath County Approval No. PLA 12-19

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols  $\Phi$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 7/21/2020; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Deschutes

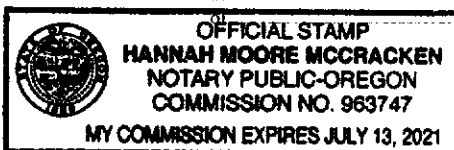
This instrument was acknowledged before me on 7/21/2020 ss

by Carey &amp; Debra Tindall

This instrument was acknowledged before me on

by

as



Hannah Moore  
Notary Public for Oregon  
My commission expires 07/13/2021