

2020-010621

Klamath County, Oregon



00264404202000106210020028

08/25/2020 09:56:33 AM

Fee: \$87.00

Returned at Counter

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Kenneth G. Tuttle 1696 Cove Point Road Klamath Falls, OR 97601
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Grantors:

Kenneth G. Tuttle
1696 Cove Point Road
Klamath Falls, OR 97601

Grantees:

Kenneth G. Tuttle
Jamie Alexis Tuttle
1696 Cove Point Road
Klamath Falls, OR 97601

-BARGAIN AND SALE DEED-

Kenneth G. Tuttle, Grantor conveys to Kenneth G. Tuttle and Jamie Alexis Tuttle, as tenants by the entirety, Grantees the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Please refer to Exhibit "A" attached hereto and incorporated herein by reference.

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

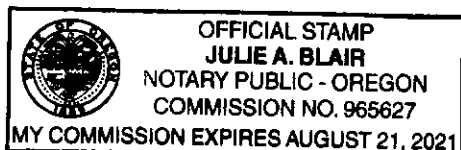
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 04th day of August, 2020.


Kenneth G. Tuttle, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 04th day of August, 201⁹, the above-named Kenneth G. Tuttle, Grantor and acknowledged the foregoing instrument to be his voluntary act.



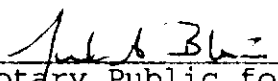

Notary Public for Oregon
My Commission expires: 8/21/2021

EXHIBIT "A"

Beginning at an iron pin which lies West along the Section line a distance of 1398.6 feet and North 4°00' West a distance of 56.5 feet and North 58°43' East a distance of 43.15 feet and North 18°30' East a distance of 151.4 feet and North 7°30' East a distance of 171.9 feet and North 1°00' East a distance of 139.4 feet and North 50°20' West a distance of 95.15 feet and North 43°50' West a distance of 191.55 feet from the iron pin which marks the quarter section corner common to Section 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon and running thence North 46°50' West a distance of 91.35 feet to an iron pin; thence North 54°20' West a distance of 83.7 feet to an iron pin; thence North 0°03' West a distance of 78.65 feet to an iron pin; thence North 37°33' East a distance of 101.7 feet to an iron pin; thence South 54°37' East a distance of 267.9 feet to an iron pin; thence South 51°30' West a distance of 188.5 feet, more or less, to the point of beginning, situate in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian.