

2020-011732

Klamath County, Oregon



00265640202000117320020023

09/15/2020 12:14:50 PM

Fee: \$87.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Laurence Harman and Peggy Harman
P.O. Box 1364
Genoa, NV 89411

Grantor:
Laurence Harman and Peggy Harman
P.O. Box 1364
Genoa, NV 89411

Grantee:
Laurence Harman and Peggy Harman
P.O. Box 1364
Genoa, NV 89411

Jay Williams
Returned at Counter

BARGAIN AND SALE DEED

Laurence Harman and Peggy Harman, as tenants by the entirety, Grantors, convey to Laurence Harman and Peggy Harman, as tenants by the entirety, Grantees, their 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 21.010 OR 21.5.010, 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 30.530, 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.

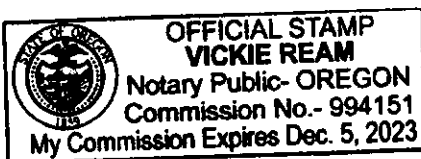
DATED this ___ day of September, 2020.

Laurence Harman, Grantor

Peggy Harman, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 15 day of September, 2020, the above-named Laurence Harman and Peggy Harman, Grantors, and acknowledged the foregoing instrument to be their voluntary act.



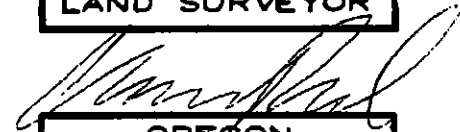
Notary Public for Oregon
My Commission expires: 12/5/2023

Exhibit A – Resultant

An area of land in the North ½ of Section 13, Township 38 South, Range 8 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described in document number 2016-004089, excepting therefrom:

Beginning at the Northeast corner of lot 15 of Sunset Beach, Klamath County, Oregon, said corner being marked with a 1/2" iron rod: thence North 44°33'20" West on the Northeasterly line of Lot A, being coincident with the Southwesterly right-of-way line of Sunset drive, a distance of 58.82 feet to a corner being marked with a 5/8" iron rod; thence South 43°03'40" West a distance of 134.75 feet to a point on the highwater line of Upper Klamath Lake witnessed by a 5/8" iron rod that bears North 43°03'40" East a distance of 10.00 feet, thence South 53°38'03" East, on said highwater line, a distance of 59.17 feet to the Southeast corner of said Lot A; thence North 42°59'40" East, on the Easterly line of said Lot A, a distance of 125.40 feet to the point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 11, 2019
ANDREW A. PAUL
84952

EXPIRES 12/31/20