

2020-013571

Klamath County, Oregon



00267719202000135710030032

10/21/2020 10:48:20 AM

Fee: \$92.00

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

Send tax statements to:
Irvin Cowley
43310 Highway 97 N
Chiloquin, OR 97624

Grantors:

Donald J. Cowley, Donna M. Cowley,
and Thomas J. Cowley
43740 Hwy 97 N
Chiloquin, OR 97624

Grantees:

Irvin Cowley
43310 Highway 97 N
Chiloquin, OR 97624

Returned at Counter

BARGAIN AND SALE DEED

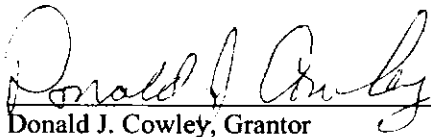
Donald J. Cowley, Donna M. Cowley (by and through her attorney-in-fact Donald J. Cowley), and Thomas J. Cowley, Grantors, convey to Irvin Cowley, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is to extinguish and eliminate a portion of that certain easement as disclosed on Major Partition No. 58-83 situated in the SE ¼ Section 16, T. 34 S., R. 7 E., WM, Klamath County, Oregon. Said portion to be extinguished is as described on Exhibit B, attached hereto and incorporated by this reference.

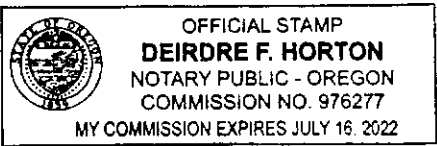
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

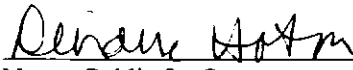
DATED this 21 day of October, 2020.


Donald J. Cowley, Grantor

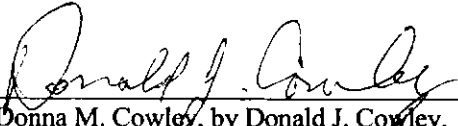
STATE OF OREGON)
County of Klamath)

Personally appeared before me this 21 day of October, 2020, the above-named Donald J. Cowley, Grantor, and acknowledged the foregoing instrument to be his voluntary act.



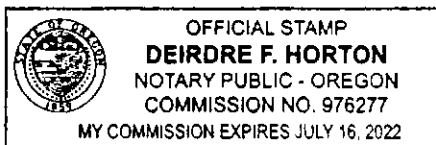

Notary Public for Oregon
My Commission expires: 7/16/2022

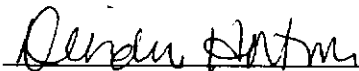
Dated this 21 day of October, 2020.


Donna M. Cowley, by Donald J. Cowley,
as her attorney-in-fact via Durable Power of
Attorney dated Sept. 30, 2020, Grantor

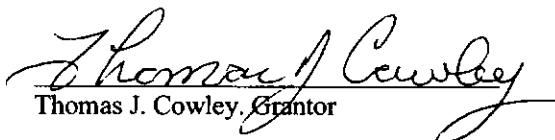
STATE OF OREGON)
)
County of Klamath)

Personally appeared before me this 21 day of October, 2020, the above-named Donna M. Cowley, by Donald J. Cowley, as her attorney-in-fact via Durable Power of Attorney dated Sept. 30, 2020, Grantor, and acknowledged the foregoing instrument to be her voluntary act.



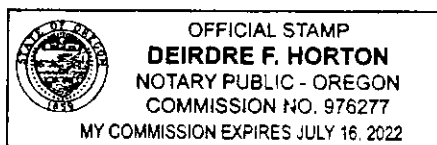

Notary Public for Oregon
My Commission expires: 7/16/2022

Dated this 21 day of October, 2020.


Thomas J. Cowley, Grantor

STATE OF OREGON)
)
County of Klamath)

Personally appeared before me this 21 day of October, 2020, the above-named Thomas J. Cowley, Grantor, and acknowledged the foregoing instrument to be his voluntary act.



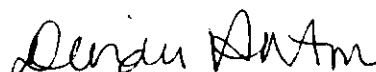

Notary Public for Oregon
My Commission expires: 7/16/2022



Exhibit B

An area of land in the Southeast quarter of Section 16, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon. 15 feet either side of the following described centerline:

Beginning at the southwest corner of Parcel 3 of Land Partition 58-83; thence North $26^{\circ}31'13''$ East 66.67 feet to the **true point of beginning** of said centerline; thence North $13^{\circ}31'05''$ East 509.15 feet; thence North $58^{\circ}25'13''$ East 203.14 feet to the end of said centerline, which bears North $78^{\circ}10'11''$ East 175.27 feet from the northwest corner of Parcel 2 of Land Partition 58-83.