

2021-001628

Klamath County, Oregon



00273396202100016280030031

02/04/2021 11:10:23 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Maria C. Schmidtkofer
Schwabe, Williamson & Wyatt
530 Center Street NE, Suite 730
Salem, OR 97301

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO:
No change

**STATUTORY BARGAIN AND SALE DEED
(Oregon)**

KENNETH D. MASTEN and **CONNIE MASTEN**, husband and wife (collectively, "Grantor"), convey to **KENNETH D. MASTEN** and **CONNIE S. MASTEN**, Trustees, or their successors in interest, of the **KEN AND CONNIE MASTEN LIVING TRUST** dated November 6, 2020, and any amendments thereto (collectively, "Grantee"), the following described real property:

The real property described on Exhibit "A" attached hereto.

The true consideration for this conveyance consists of other property or value given or promised, which is either part or the whole consideration.

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: January 25, 2021.

[Signatures and notarial acknowledgements on following page]



GRANTOR:

Kenneth D. Masten
KENNETH D. MASTEN

Connie Masten
CONNIE MASTEN

STATE OF OREGON)

County of Klamath)

ss.

This record was acknowledged before me on January 25th, 2021, by
KENNETH D. MASTEN and CONNIE MASTEN.

Hannah A. Heaton

NOTARY PUBLIC FOR OREGON

My Commission Expires: 4/02/2022

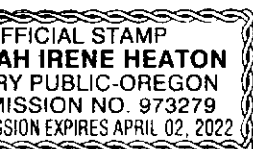


EXHIBIT A

Legal Description of Property

A tract of land situated in the SW 1/4 NE 1/4 and the W 1/2 SE 1/4 of Section 3 and the NW 1/4 NE 1/4 of Section 10, all in Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 1-inch by 24-inch pin marking the 1/4 corner common to said Sections 3 and 10; thence N 00°15'00" W along the center section line of said Section 3, 2640.03 feet; thence N 86°22'24" E along an existing fence line, 1324.11 feet to the east line of the SW 1/4 NE 1/4 of said Section 3; thence S 00°16'14" E 2722.66 feet to the E 1/16 corner common to said sections 3 and 10; thence S 00°06'48" W, on the east line of the NW 1/4 NE 1/4 of said Section 10, 1150.73 feet to a 5/8 inch iron pin; thence continuing on said line 12.00 feet; thence N 89°48'38" W 1209.83 feet; thence N 00°06'48" E 12.00 feet; thence N 89°48'38" W 110.00 feet to a 1 1/2 inch by 30 inch iron pin on the west line of the NE 1/4 of said Section 10; thence N 00°02'06" W 1145.23 feet to the point of beginning, with bearings based on Survey No. 2388 as recorded in the office of the Klamath County Surveyor-