

2021-002699

Klamath County, Oregon



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02/23/2021 12:00:54 PM

Fee: \$92.00

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
HEISER LAW CORPORATION  
949 N. Center Street, Suite A  
Stockton, CA 95202-1327

MAIL TAX STATEMENTS TO GRANTEE AT:  
8150 Bunn Road  
Bonanza, Oregon 97623

37249 Agency Lake Loop Road  
Chiloquin, OR 97624  
APN R-3507-006-DC-00200-000

Assignment of Land Sale Contract

For good and valuable consideration, Callie Gilchrist-Raab, an unmarried woman ("Assignor"), whose address is 8150 Bunn Road, Bonanza, OR 97623, hereby assigns and conveys to CALLIE GILCHRIST/RAAB, Trustee of the C.P. GILCHRIST/RAAB REVOCABLE TRUST, dated 2/8/ 2021, whose address is 8150 Bunn Road, Bonanza, OR 97623, all of her right, title and interest in that certain Land Sale Contract entered into on April 15, 2019 by and between Berniece L. Etchevers and Della M. Harreguy, as Sellers, and Assignor, as Buyer, whereby Buyer agreed to buy from Sellers and Sellers agreed to sell to Buyer all of the real property situated in the County of Klamath, State of Oregon, commonly known as 37249 Agency Lake Loop Road, Chiloquin, OR 97624, and more particularly described in Exhibit "A", attached hereto and incorporated by this reference.

The true and actual consideration for this conveyance 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 AND 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 OF 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010.

Dated: 2/8/, 2021  
R&S.

Callie H. Raab  
CALLIE GILCHRIST-RAAB

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF OREGON )  
 ) ss.  
COUNTY OF KLAMATH )

This 8 day of February 2021 before me, Mary Schuefelter, a Notary Public, personally appeared CALLIE GILCHRIST-RAAB, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Mary Elizabeth Schuefelter

## EXHIBIT "A"

North one-half of Lot 20, Section 6, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, subject to easement for public road on West 30 feet of said tract.

LESS AND EXCEPT: A parcel of land situated in the North one-half of Lot 20, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being particularly described as follows:

Beginning at a 1/2" iron rod on the Easterly line of said Lot 20, from which the South one-quarter section corner to said Section 6 bears South 53°12'51" West 1684.73 feet; thence South 89°27'57" West 1119.95 feet, along the Southerly line of the North one-half of Lot 20, to a 1/2" iron rod; thence North 01°41'17" East 100.00 feet to a 1/2" iron rod; thence North 89°27'57" East 400.00 feet to a 1/2" iron rod; thence South 01°41'17" West 75.00 feet to a 1/2" iron rod; thence North 89°27'57" East 457.73 feet to a 1/2" iron rod; thence North 01°40'33" East 307.26 feet to a 1/2" iron rod on the Northerly line of Lot 20; thence North 89°28'11" East 262.22 feet, along the Northerly line of Lot 20, to a 1/2" iron rod on the Easterly line of Lot 20; thence South 01°40'33" West 332.24 feet along the Easterly line of Lot 20 to the point of beginning.

ALSO LESS AND EXCEPT: The South 100 feet of the West 200 feet of the North half of Government Lot 20 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, EXCEPTING a 30 foot roadway along the West boundary thereof, in Klamath County, Oregon.

ALSO LESS AND EXCEPT: A parcel of land, situated in Lot 20, Section 6, Township 35 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon; being more particularly described as follows:

Beginning at a 1/2" iron rod from which the one-quarter corner common to Sections 6 and 7 bears South 29°50'36" West, 1270.60 feet; thence South 01°41'17" West, 75.00 feet to a 1/2" iron rod; thence North 89°27'57" East, 457.73 feet to a 1/2" iron rod; thence North 01°40'33" East 75.00 feet; thence South 80°27'57" West 457.71 feet to the point of beginning.