



THIS SPACE RESERVED FOR

2021-003198

Klamath County, Oregon

03/03/2021 02:30:01 PM

Fee: \$92.00

Jaclyn Olivia Schock

Grantor's Name and Address

Jacob A. Schock

3333 Hwy 422

Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:

Jacob A. Schock

3333 Hwy 422

Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:

Jacob A. Schock

3333 Hwy 422

Chiloquin, OR 97624

File No. 434441AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Jaclyn Olivia Schock**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Jacob A. Schock**, who acquired title as **Jacob Anton Schock**,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**See Attached Exhibit 'A'**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$100,000.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 02 day of March, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

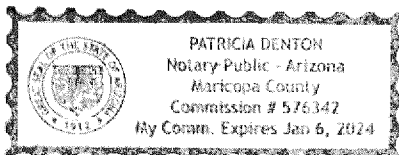
Jaclyn Olivia Schock  
Jaclyn Olivia Schock

State of Arizona } ss  
County of Maricopa }

On this 02 day of March, 2021, before me, Patricia Denton a Notary Public in and for said state, personally appeared Jaclyn Olivia Schock, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Patricia Denton  
Notary Public for the State of Arizona  
Residing at: 41506 N Castle Hot Springs Rd. Morristown, AZ 85342  
Commission Expires: Jan 06, 2024



## EXHIBIT 'A'

File No. 434441AM

**PARCEL 1:**

The S1/2 S1/2N1/2NE1/4, S1/2N1/2S1/2N1/2NE1/4, S1/2SE1/4NE1/4NW1/4, S1/2N1/2SE1/4NE1/4 NW1/4, NE1/4SE1/4NW1/4, and N1/2SE1/4SE1/4NW1/4 of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 2:**

Beginning at a point on the East boundary of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, 792 feet South of the Northeast corner; thence Westerly on a line parallel to the North boundary of said Section 30 a distance of 3300 feet; thence Southerly parallel to the said East boundary a distance of 33 feet; thence Easterly on a line parallel to the North boundary of said Section 30 a distance of 3300 feet, more or less to the East boundary of said Section 30; thence Northerly along said East boundary a distance of 33 feet, more or less, to the point of beginning.

EXCEPTING from the above 2 parcels the Easterly 747.5 foot portion thereof.

ALSO EXCEPTING THEREFROM the following:

A parcel of land situated in the NE1/4 NE1/4 of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod at the Section corner common to Sections 19, 20, 29, 30; thence South 00°10'14" East 680.11 feet along the East line of Section 30 to a 5/8" iron rod on the Northerly right of way line of Oregon State Highway 422; thence South 63°16'02" West 251.92 feet along the Northerly right of way line of said Highway 422 to a 5/8" iron rod, being the Northwest corner of said parcel, the true point of beginning; thence South 63°16'02" West, 377.72 feet along the Northerly right of way line of said Highway 422 to a point of curvature; thence continuing along the Northerly right of way of said Highway 422, 70.60 feet along the arc of a 542.96 feet radius curve to the right (the long chord bears South 66°59'32" West 70.55 feet) to the point of tangency; thence South 70°43'2" West 138.10 feet continuing along the Northerly right of way of said Highway 422 to a 5/8" iron rod; thence North 21°35'45" West, 274.79 feet to a 5/8" iron rod; thence South 88°52'43" East 633.90 feet to the true point of beginning, with bearings based on Survey #3160, filed in the Klamath County Engineer's Office.

ALSO EXCEPTING THEREFROM that portion lying within the boundaries of Highway No. 62, deeded to the State of Oregon, by Deed Volume 119, page 159, Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying within the boundaries of Highway 422 (Chiloquin-Agency Highway).