

2021-003373

Klamath County, Oregon

03/05/2021 02:29:02 PM

Fee: \$87.00

Tyler J. Hill
9770 E. Langell Valley Rd
Bonanza, OR 97623

Grantor's Name and Address

Tyler J. Hill and Leticia M. Hill
9770 E. Langell Valley Rd
Bonanza, OR 97623

Grantee's Name and Address

After recording return to:

Tyler J. Hill and Leticia M. Hill
9770 E. Langell Valley Rd
Bonanza, OR 97623

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

Tyler J. Hill and Leticia M. Hill
9770 E. Langell Valley Rd
Bonanza, OR 97623

File No. 402268AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Tyler Hill,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Tyler J. Hill and Leticia M. Hill, as tenants by the entirety

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:

A tract of land situated in the N1/2 NE1/4 of Section 3, Township 40 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 3, said point being East 3968.48 feet from the brass cap monument marking the Northwest corner of said Section 3, said point being the North terminus of that agreement line fixing the Easterly boundary of the Miller Parcel and the Westerly boundary of the Vaughn parcel, said agreement made April 15, 1976 and executed June 21, 1976; thence East, along the section line, 550.20 feet to a P.K. nail from which the Northeast corner of said Section 3 bears East 769.85 feet; thence South 01°13'00" West 54.55 feet; thence South 06°15'00" West 189.72 feet; thence South 01°13'40" East 129.74 feet; thence South 00°55'44" West 81.86 feet; thence South 39°28'30" East 104.67 feet; thence South 09°12'24" West 188.48 feet; thence South 18°23'16" East 54.52 feet; thence South 67°36'48" East 131.25 feet; thence North 79°22'06" East 81.63 feet to the Westerly right of way line of the Gale Lateral; thence Southeasterly along said right of way line to the South line of the said N1/2 NE1/4 (Government Lot 1); thence Westerly along the South line of the said N1/2 NE1/4 to the South terminus of the afore described agreement line; thence North along said line to the point of beginning, with bearings based on the North line of said Section 3 as established as being East.

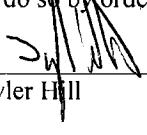
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to convey title
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 1 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.

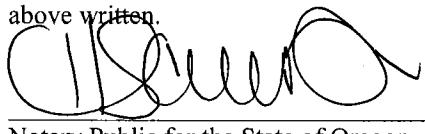


Tyler Hill

State of Oregon } ss
County of Klamath}

On this 1 day of March, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Tyler J. Hill, 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.



Notary Public for the State of Oregon

Residing at: Klamath County OR

Commission Expires: 12/17/2021

