

2021-005153

Klamath County, Oregon



00277349202100051530030035

THIS SPACE PROVIDED FOR RECORDER'S USE ONI

04/05/2021 02:55:47 PM

Fee: \$92.00

Returned at Counter

WHEN RECORDED RETURN TO:

Rega D Freeman  
6676 Nile St, Klamath Falls OR 97603  
Klamath Falls, Oregon 97603

MAIL TAX STATEMENTS TO:

Rega D Freeman  
6676 Nile St  
Klamath Falls, Oregon 97603

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**BARGAIN AND SALE DEED WITHOUT COVENANTS**

THE GRANTOR(S),

- Rega D. Freeman, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases without covenants to the GRANTEE(S):

- Rega D. Freeman, 6676 Nile St, Klamath Falls, Klamath County, Oregon, 97603,
  - Rega D. Freeman II, 72018 Patawa Rd, Pendleton, Umatilla County, Oregon, 97801,
  - RF* - Ryon L. Freeman, 6466 Nile St, Klamath Falls, Klamath County, Oregon, 97603,
- as joint tenants with rights of survivorship, the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon:

(legal description): SEE EXHIBIT "A"

Grantor grants without covenants to Grantee, all of the Grantor's rights, title, and interest in and to

the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

### TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 3909-02400-00500 & 3909-024B0-02800

### **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

#### **Parcel 1:**

A parcel of land situated in the N1/2 SW ¼, of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

That portion of the N1/2 SW1/4 of said section 24 lying Northwesterly of the USBR 1-C-1 Drain Canal, and East of the USBR 1-C-1-A Drain Canal.

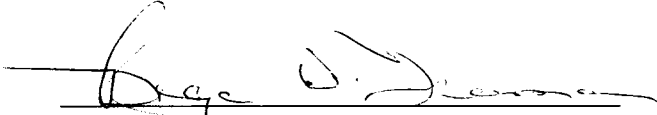
#### **Parcel 2 :**

A parcel of land situated in the S1/2 NW1/4, of Section 24, Township 39 South, Range 09 East of the Willamette Meridian, being more particularly described as follows.

That portion of the S1/2 NW1/4 of said section 24 lying Northwesterly of the USBR 1-C-1 (Dixon) Drain Canal and West of the USBR A-4-(G) Lateral.

**Grantor Signatures:**

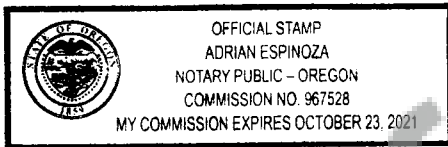
DATED: 4-5-2021



Rega D. Freeman  
6676 Nile St Klamath Falls, OR 97603  
Klamath Falls, Oregon, 97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 5<sup>th</sup> day of April,  
2021 by Rega D. Freeman.



  
\_\_\_\_\_  
Notary Public  
Signature of person taking acknowledgment

Notary Public  
\_\_\_\_\_  
Title (and Rank)

My commission expires Oct 23, 2021