

2021-005212

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE



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04/06/2021 02:13:27 PM

Fee: \$87.00

Margot A Irvin and Kurt E Irvin  
12231 Fishhole Crk Rd  
Bly OR 97622

Grantor's Name and Address

Kurt E Irvin and Margot A Irvin,  
Trustees of the Kurt E Irvin  
and Margot A Irvin Revocable

Grantee's Name and Address

After recording, return to (Name and Address):

Margot and Kurt Irvin  
PO Box 94  
Bly OR 97622

Until requested otherwise, send all tax statements to (Name and Address):

Margot and Kurt Irvin  
PO Box 94  
Bly OR 97622

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Margot A Irvin and Kurt E Irvin

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Kurt E Irvin and Margot A Irvin, Trustees of the Kurt E Irvin and Margot A Irvin Revocable Living Trust dated May 26, 2016 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 Klamath County, State of Oregon, described as follows (legal description of property):

Exhibit "A"  
attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- ss. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ss, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on March 31, 2021; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Kurt E Irvin  
Margot A Irvin

STATE OF OREGON, County of Lake ss.

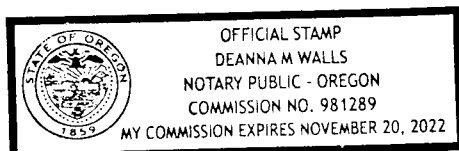
This instrument was acknowledged before me on March 31, 2021  
by Margot A. Irvin and Kurt E Irvin

This instrument was acknowledged before me on

by

as

of



Deanna M. Walls  
Notary Public for Oregon

My commission expires 11/20/2021

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the E1/2 NW1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Section corner common to Sections 1 and 12, Township 37 South, Range 14 East of the Willamette Meridian, and Sections 6 and 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon; thence South 00°39'20" West a distance of 658.03 feet to a 1/2 inch iron pin; thence North 89°38'38" East a distance of 1319.57 feet to a 1/2 inch iron pin; thence North 00°05'43" West a distance of 247.60 feet a 1/2 inch iron pin on the Southerly right of way line of State Highway No. 140 and the true point of beginning of this description; thence South 00°05'43" East a distance of 1563 feet, more or less; thence North 89°37'09" East a distance of 649 feet to a 1/2 inch iron pin; thence North 1179 feet, more or less, to a 1/2 inch iron pin on the Southerly right of way line of State Highway No. 140; thence Northwesterly along the Southerly right of way line of said State Highway No. 140 to the true point of beginning.

**Parcel 2:**

A parcel of land situated in the NE1/4 SW1/4 and SE1/4 NW1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon, more particularly as follows:

Beginning at the West corner of said Section 7; thence North along the West section line of said Section 7 a distance of 658 feet to a point; thence North 89°37'09" East a distance of 1337 feet to the true point of beginning for this description; thence continuing North 89°37'09" East 1320 feet, more or less, to a 1/2 inch iron pin; thence South 00°10'42.5" East a distance of 1315 feet, more or less to a 5/8 inch iron pin; thence South 89°37'04" West a distance of 1322 feet, more or less; thence North 00°05'43" West a distance of 1315 feet more or less to the true point of beginning.