

Returned at Counter

After recording return to:

Rick James Sumner
8190 Kings Way
Klamath Falls, OR 97603

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

Rick James Sumner
8190 Kings Way
Klamath Falls, OR 97603

2021-005654
Klamath County, Oregon



04/15/2021 11:08:28 AM Fee: \$87.00

STATUTORY
BARGAIN AND SALE DEED

Ronald Sumner and Linda Sumner, husband and wife Grantor, conveys to Ronald Sumner and Linda Sumner, husband and wife and Rick James Sumner, together with the right of survivorship Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

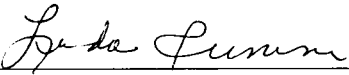
PLEASE SEE ATTACHED EXHIBIT "A"

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.

The true consideration for this conveyance is \$ VESTING. (Here comply with the requirements of ORS 93.030)

Dated this 4 / 15 / 21


Ronald Sumner


Linda Sumner

STATE OF OREGON }
County of Klamath ss

This instrument was acknowledged before me on 4 / 15 / 21
By Ronald Sumner and Linda Sumner.



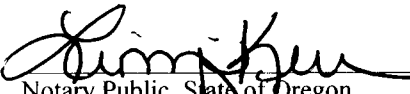

Notary Public, State of Oregon
My commission expires: Feb 21, 2022

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M79, page 1216, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00°01' West along the West line of said Section 18, 2192.47 feet to a point on the Southerly line of Kings Way; thence South 89°51'42" East 2603.41 feet to the true point of beginning; thence South 00°00'23" West 155.00 feet to a point; thence North 89°51'42" West 281.00 feet; thence North 00°02'03" East 155.00 feet to a point on the Southerly line of Kings Way; thence South 89°51'42" East 311.00 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M79, page 1216, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00°01' West along the West line of said Section 18, 2192.47 feet to a point on the Southerly line of Kings Way; thence South 89°51'42" East 2603.41 feet to a point; thence South 00°00'23" West 155.00 feet to the true point of beginning; thence continuing South 00°00'23" West 77.5 feet to a point; thence North 89°51'42" West 311.05 feet; thence North 00°02'03" East 77.5 feet to a point; thence North 89°51'42" West 311.05 feet to the point of beginning.