



THIS SPACE RESERVED FOR

2021-006804

Klamath County, Oregon

04/30/2021 02:36:00 PM

Fee: \$92.00

Cecil D. Hard

5975 Reeder Rd.

Klamath Falls, OR 97603

Grantor's Name and Address

Cecil D. Hard and Danita Coreen Hard

5975 Reeder Rd

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Cecil D. Hard and Danita Coreen Hard

5975 Reeder Rd

Klamath Falls, OR 97603

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

Cecil D. Hard and Danita Coreen Hard

5975 Reeder Rd

Klamath Falls, OR 97603

File No. 451024AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Cecil D. Hard,

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

Cecil D. Hard and Danita Coreen Hard, 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:

See Exhibit "A"

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.

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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 26 day of April, 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.

Cecil D. Hard
Cecil D. Hard

State of Oregon } ss
County of Klamath }

On this 26 day of April, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Cecil D. Hard, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

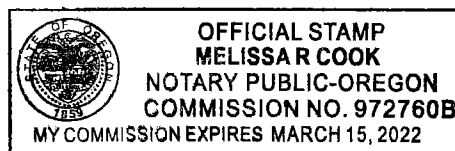


EXHIBIT "A"

A tract of land situated in the W1/2 of the SE1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the SE 1/4 of said Section 17 which is North 00 Degrees 07'58" East 830.00 feet from a brass cap monument marking the S1/4 corner of said Section 17; thence South 89 degrees 52'02" East 30.00 feet to a 5/8 inch iron pin; thence continuing South 89 degrees 52'02" East 1272.70 feet to a 5/8 inch iron pin; thence continuing South 89 degrees 52'02" East 30.00 feet to the East line of the W1/2 of the SE1/4 of said section 17; thence North 00° 07'21" East along said East line 260.00 feet; thence North 89 degrees 52'02" West 30.00 feet to a 5/8 inch iron pin; thence continuing North 89 degrees 52'02" West 1272.65 feet to a 5/8 iron pin; thence continuing North 89 degrees 52'02" West 30.00 feet to the West line of the SE1/4 of said Section 17; thence South 00 degrees 07'58" West 260.00 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the W1/2 of the SE1/4 of Section 17 Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Easterly right of way line at that certain road known as Reeder Road, from which the S1/4 corner of said Section 17 bears the following two bearings and distances: North 89 degrees 52'02" West 30.00 feet, South 00 degrees 07'58" West 830.00 feet; thence from said point of beginning South 89 degrees 52'02" East 624.69 feet to a 5/8" iron pin, thence North 00 degrees 44'18" East 260.02 feet to a 5/8" iron pin, thence North 89 degrees 52'02" West 627.43 feet to a 5/8" iron pin on the Easterly right of way line of said Reeder Road, thence South 00 degrees 07'58" West along the Easterly right of way of said Reeder Road, 260.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM all that portion conveyed to the United States of America by deeds recorded 12/18/1907 in Volume 23, page 397 and recorded 12/21/1907 in Volume 23, page 405.