

2021-007087

Klamath County, Oregon



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05/06/2021 01:26:15 PM

Fee: \$87.00

After Recording Return To:  
Leahy Cox, LLP  
188 West B Street, Bldg N  
Springfield, OR 97477

Until Requested otherwise,  
send all tax statements to:  
Sandra J. Conklin  
1790 Tabor Street  
Eugene, OR 97401

**BARGAIN AND SALE DEED**

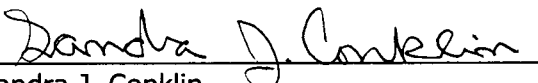
**Sandra J. Conklin**, Trustee of the Anita V. McEldowney Trust Dated February 16, 1993, conveys to **Sandra J. Conklin**, Trustee and any Successor Trustee of the Bernard and Sandra Conklin Revocable Living Trust dated April 14, 2014, Grantee, the following real property situated in the State of Oregon, County of Klamath, and more particularly described below:

See Exhibit A attached hereto and incorporated herein by reference.

The true consideration of this conveyance is other than monetary.

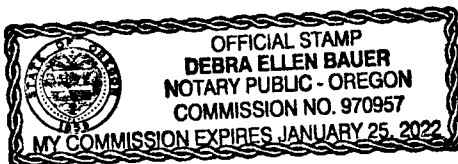
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED this 27 day of April, 2021.

  
Sandra J. Conklin,  
Trustee of the Anita V. McEldowney Trust

STATE OF OREGON, County of Lane ) ss.

This instrument was acknowledged before me by Sandra J. Conklin, Anita V. McEldowney Trust Dated February 16, 1993 on April 27, 2021.



  
Notary Public for Oregon

All of that certain parcel of land conveyed by the City of Klamath Falls, Oregon to the Central Pacific Railway Company by Deed dated May 17, 1926 and recorded May 18, 1926 in Book 69 at Page 561, Deed Records of Klamath County, Oregon, described as follows:

Beginning at a point on West Main Street North 66 degrees 30' East 145 feet from the Northwest corner of Lot 1, Block 3 of WEST KLAMATH FALLS, OREGON; thence South 17 degrees 50' East 317.6 feet to line between Lots 3 and 4, Block 3; thence South 6 degrees 45' East 695.4 feet parallel to South Riverside Street; thence South 55 degrees 30' East 76.29 feet; thence South 89 degrees 30' East 156 feet; thence South 47 degrees 15' East 263 feet to shore of Link River of Lake Ewauna; thence North 22 degrees 45' East 48.0 feet; thence North 6 degrees 15' West 254.0 feet; thence North 28 degrees 45' West 636.24 feet; thence North 32 degrees 7' West 446.50 feet to the Southerly side of West Main Street; thence South 66 degrees 30' West 42.0 feet to the place of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to State of Oregon by and through its State Highway Commission by Deed recorded November 14, 1956 in Book 288 at Page 44, Deed Records of Klamath County, Oregon.

CODE 1.1 MAP 3809-32CA TL 2600