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06/02/2021 10:06:41 AM

Fee: \$87.00

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Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
Karl R. Knudsen and Christie A. Riggins,  
Trustees of the Delta Dawn Trust  
5930 Sunset Ridge Road  
Klamath Falls, OR 97601

**Grantor:**

Karl Knudsen and Christie Riggins  
5930 Sunset Ridge Road  
Klamath Falls, OR 97601

**Grantee:**

Karl R. Knudsen and Christie A. Riggins,  
Trustees of the Delta Dawn Trust  
5930 Sunset Ridge Road  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

Karl Knudsen and Christie Riggins, as tenants by the entirety, as Grantors, convey to Karl R. Knudsen and Christie A. Riggins, Trustees of the Delta Dawn Trust, as Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

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.

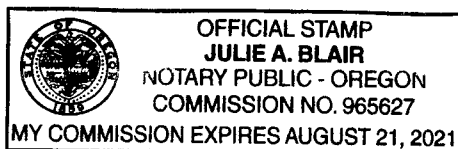
DATED this 28<sup>th</sup> day of May, 2021.

Karl Knudsen, Grantor

Christie Riggins, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 28<sup>th</sup> day of May, 2021, the above-named Karl Knudsen and Christie Riggins, Grantors, and acknowledged the foregoing instrument to be their voluntary act.



Notary Public for Oregon  
My Commission expires: 8/21/2021

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

A parcel of land situate in Section 12, Township 38 South, Range 8 East, Willamette Meridian, in Klamath County, Oregon, being Parcel 1 of Major Land Partition No. 80-24 Kerns, and being more particularly described as follows:

Beginning at a point on the South line of the SE1/4 NW1/4 of Section 12, Township 38 South, Range 8 East, Willamette Meridian from which the Center 1/4 Section corner of said Section 12 bears South 89° 47' 18" East 1,116.00 feet distant, said point being on the center line of a 60 foot wide road easement; thence North 89° 47' 18" West 204.00 feet to a 1/2 inch iron pin marking the Southwest corner of said SE1/4 NW1/4; thence North 00° 09' East 536.79 feet along the West line of said SE1/4 NW1/4 to a 1/2 inch iron pin; thence South 89° 47' 18" East 125.00 feet to a point on the centerline of a 60 foot wide road easement; thence along said centerline South 3° 18'25" East 86.68 feet and South 9° 09' 10" East 456.35 feet to the point of beginning.