



THIS SPACE RESERVED FOR

2021-009148
Klamath County, Oregon
06/09/2021 01:31:01 PM
Fee: \$87.00

Daymond Monteith and Cheri M. Monteith and Larry C.
Jespersen and V. Maureen Jespersen
12929 Swan Lake Rd.
Klamath Falls, OR 97603
Grantor's Name and Address

Lawrence C. Jespersen and Violette Maureen Jespersen and
Kenneth G. Holmes and Bethany N. Holmes
12929 Swan Lake Rd
Klamath Falls, OR 97603
Grantee's Name and Address

After recording return to:
Lawrence C. Jespersen and Violette Maureen Jespersen and
Kenneth G. Holmes and Bethany N. Holmes
12929 Swan Lake Rd
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Lawrence C. Jespersen and Violette Maureen Jespersen and
Kenneth G. Holmes and Bethany N. Holmes
12929 Swan Lake Rd
Klamath Falls, OR 97603

File No. 454890AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Daymond Monteith and Cheri M. Monteith, as Tenants by the Entirety and Lawrence C. Jespersen, who acquired title as Larry C. Jespersen and Violette Maureen Jespersen, who acquired title as V. Maureen Jespersen, as Tenants by the Entirety,

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

Lawrence C. Jespersen and Violette Maureen Jespersen, as Tenants by the Entirety, as to an undivided 50% interest, and Kenneth G. Holmes and Bethany N. Holmes as Tenants by the Entirety, as to an undivided 50% interest, all as Tenants in Common,

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:

The W1/2 W1/2 W1/2 W1/2 in Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of Highway No. 140. EXCEPT Right of Way for Highways, Railroads and U. S. R. S. Canal as presently located thereon.

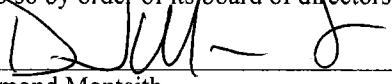
The E1/2 E1/2 E1/2 E1/2 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of Highway No. 140. EXCEPT a small tract described as follows: Starting at a point on the Northeast right of way line of the Klamath Falls-Lakeview Highway 400 feet South of the Northeast corner of the NE1/4 SE1/4 of said section 16; thence North along the Section line common to Sections 15 and 16 a distance of 400 feet; thence West along the line common to the NE1/4 and SE1/4 of said Section 16 a distance of 123 feet; thence South 310 feet to said right of way line of said Klamath Falls-Lakeview Highway; thence Southeasterly along said right of way line to the point of beginning.

The true consideration for this conveyance is per Purchase Agreement dated February 8, 2021.

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.

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.

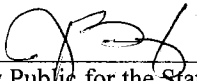
In Witness Whereof, the grantor has executed this instrument this 4 day of June, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

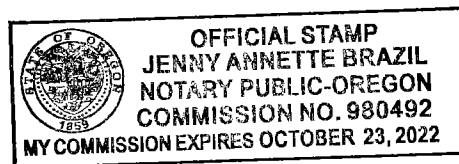

Daymond Monteith


Cheri M. Monteith

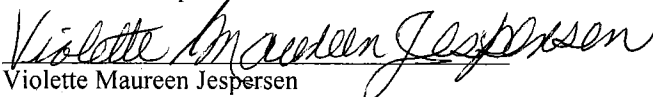
State of Oregon } ss
County of Klamath }

On this 4 day of June, 2021, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Daymond Monteith and Cheri M. Monteith, 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

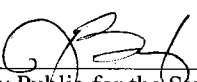



Lawrence C. Jespersen


Violette Maureen Jespersen

State of Oregon } ss
County of Klamath }

On this 7 day of June, 2021, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Lawrence C. Jespersen and Violette Maureen Jespersen, 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.


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