

2021-010246

Klamath County, Oregon



00283075202100102460020021

06/30/2021 03:53:43 PM

Fee: \$87.00

Grantor's Name and Address

Randy Shaw and Carolyn J. Shaw, tenants by the
entirety
12952 Crystal Springs Road
Klamath Falls, OR 97603

Grantee's Name and Address

Randy L. Shaw and Carolyn J. Shaw, Co-Trustees of the
Shaw ~~Improvement~~ ^{Family} Trust uid 12 May 2021
12952 Crystal Springs Road
Klamath Falls, OR 97603

After Recording Return to:

Randy L. Shaw and Carolyn J. Shaw, Co-Trustees of the
Shaw ~~Improvement~~ ^{Family} Trust uid 12 May 2021
12952 Crystal Springs Road
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:

Randy L. Shaw and Carolyn J. Shaw, Co-Trustees of the
Shaw ~~Improvement~~ ^{Family} Trust uid 12 May 2021
12952 Crystal Springs Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

We, Randy Shaw and Carolyn J. Shaw, tenants by the entirety, do hereby grant, bargain and convey all right, title and interest to Randy L. Shaw and Carolyn J. Shaw, Co-Trustees of the Shaw ~~Improvement~~ ^{Family} Trust uid 12 May 2021, the following described real property situate in Klamath County, Oregon, to wit:

Parcel 1:

Lot 15, Block 7, Altamont Acres, according to the official plat thereof in file in the office of the County Clerk of Klamath County Oregon.

Parcel 2:

See Attached Exhibit A

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Est. Planning. 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.

DATED this 12th day of May, 2021.

Randy L. Shaw
Randy L. Shaw

STATE OF Oregon, County of Klamath)ss:

ACKNOWLEDGED BEFORE ME this 12 day of May, 2021, by Randy L. Shaw.



Sandra Hoskins
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-14-2021

Carolyn J. Shaw
Carolyn J. Shaw

ACKNOWLEDGED BEFORE ME this 28 day of APRIL, 2021, by Carolyn J. Shaw.



Sandra Hoskins
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-14-2021

APN: 38630

Bargain and Sale Deed
- continuedFile No.: 7021-260671 (cs)
Date: 12/31/2003**EXHIBIT A****LEGAL DESCRIPTION:**

A tract of land situated in the NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 of Section 27, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/4 corner of said Section 27; thence South 89°17'32" East, along the North line of said Section 27, 921.32 feet; thence South 969.11 feet; thence West 1228.80 feet to the Easterly right of way line of the U. S. B. R. F-1 Lateral; thence following along said lateral right of way line on the arc of a curve to the left (radius point bears South 72°32'00" West 163.24 feet and central angle = 23°00'00") 65.53 feet, North 40°28'00" West 286.30 feet, on the arc of a curve to the right (radius = 266.48 feet and central angle = 25°00'00") 116.27 feet, North 15°28'00" West 95.29 feet, on the arc of a curve to the right (radius = 75.49 feet and central angle = 52°54'00") 69.70 feet, North 37°26'00" East 413.72 feet, on the arc of a curve to the right (radius = 266.48 feet and central angle = 14°18'00") 66.51 feet and North 51°44'00" East 98.90 feet to the Southerly right of way line of Crystal Springs Road; thence along said Crystal Springs Road right of way South 89°43'32" East 22.84 feet and on the arc of a curve to the left (radius = 210.00 feet and central angle = 18°35'22") 68.13 feet to a point on the North line of said Section 27; thence South 89°17'32" East 126.05 feet to the point of beginning, with bearings based on Survey No. 1124 as filed in the office of the Klamath County Surveyor.