



THIS SPACE RESERVED FOR

2021-010982

Klamath County, Oregon

07/15/2021 02:11:00 PM

Fee: \$92.00

Mary Ann Wheeler & Mary Ann Duke

6751 Henley Rd.

Klamath Falls, OR 97603

Grantor's Name and Address

Billy Lee Duke

6751 Henley Rd.

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Billy Lee Duke

6751 Henley Rd.

Klamath Falls, OR 97603

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

Billy Lee Duke

6751 Henley Rd.

Klamath Falls, OR 97603

File No. 467777AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Mary Ann Wheeler fka Mary Ann Duke, ,

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

Billy Lee Duke,

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 attached Exhibit "A"

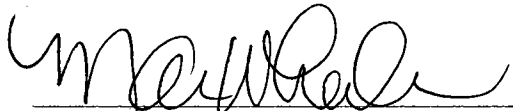
The true consideration for this conveyance is To convey title.

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.

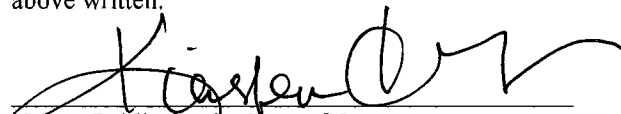
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 14th day of July, 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.


Mary Ann Wheeler

State of Oregon } ss
County of Lake }

On this 14th day of July, 2021, before me, Kristen C. Wells a Notary Public in and for said state, personally appeared Mary Ann Wheeler, 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: Lake County
Commission Expires: 5.26.2024

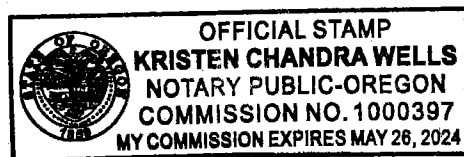


EXHIBIT "A"

All that real property situated in Section 24 of Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being Parcel B as shown on the Major Land Partition 80-37 filed July 17, 1981 in the office of the County Recorder, Klamath County, State of Oregon, more particularly described as follows:

Beginning at a point in the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the monument marking the Southeast corner of Section 24 bears North 89° 16' 50" East 1899.6 feet; thence North 0° 12' 50" West 150.00 feet to the True Point of Beginning; thence South 89° 16' 50" West 674.9 feet; thence North 0° 12' 50" West 150.00 feet; thence North 89° 16' 50" East 674.9 feet; thence South 0° 12' 50" East 150.00 feet to the True Point of Beginning.

TOGETHER WITH an easement over a parcel of land situated in the North 1/2 of the Northeast 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the North line of Section 25, 774.9 feet East from the North quarter corner thereof; thence South 0° 27' East to a point on the North line of the County Road; thence North 89 ° 33' East along the North line of the County Road 60 feet to a point; thence North 0 ° 27' West to a point on the North line of said Section 25; thence West along the North line of Section 25, 60 feet, more or less, to the point of beginning.

AND TOGETHER WITH a 60 foot easement for ingress and egress as created on above mentioned Major Land Partition 80-37.