

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2021-011352

Klamath County, Oregon



00284356202100113520020024

07/23/2021 11:34:17 AM

Fee: \$87.00

Julia LEE KRIEGER
 7992 Elliott Rd
 Klamath Falls, Ore 97603

Grantor's Name and Address

Rand S. Damuth
 7992 Elliott Rd
 Klamath Falls, Ore 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Julia LEE KRIEGER 97603
 7992 Elliott Rd
 Klamath Falls, Ore 97603

Until requested otherwise, send all tax statements to (Name and Address):

Julia LEE KRIEGER
 7992 Elliott Rd
 Klamath Falls, Ore 97603

SPACE RESERVED
 FOR
 RECORDER'S USE

Returned at Counter

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Julia L. Krieger

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

Julia L. Krieger & Rand S. Damuth &

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 *Klamath* County, State of Oregon, described as follows (legal description of property):

*SEE exhibit A*** with right of survivorship*

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ *0*. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☒ part of the ☐ the whole (indicate which) consideration. ^② (The sentence between the symbols ^②, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____: any signature on behalf of a business or other entity is made with the authority of that entity.

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.

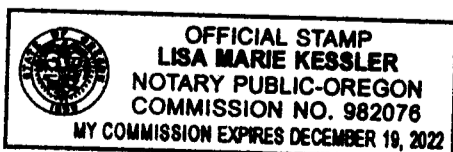
*Julia Lee Krieger*STATE OF OREGON, County of *Klamath*This instrument was acknowledged before me on *July 23, 2021*by *Julia L. Krieger*

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Lisa M. Kessler
 Notary Public for Oregon

My commission expires

December 19, 2022

Exhibit A

8277

DESCRIPTION OF PROPERTY

All the following described real property situate in Klamath County, Oregon:

All that portion of the following described property lying West of the center line of the irrigation ditch as presently located.
A parcel of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 and the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, all in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:
Beginning at a point in Section 18 from which the East one-quarter corner of said Section 18 bears S. 54°21'25" E. 4271.20 feet distant, said point being the intersection of the North-easterly right of way line of the Klamath Falls-Malin Highway (Oregon Highway #39) with an existing fence line, said point also being the Northwest corner of property described in Deed from Joseph R. Cook, et al, to Monte J. Brolhier in Microfilm Records M74, page 8982; thence N. 89°22'48" E. along said fence line 792.30 feet to a point on the North-South center-of-section line of said Section 18, said point also being the Northeast corner of property described in Deed M74, page 8982; thence N. 00°23'45" W. along said center-of-section line 175 feet, more or less, to the North one-quarter corner of said Section 18; thence North along the center-of-section line of said Section 7, 1302 feet, more or less, to a point on the Southerly right of way line of Elliott Road; thence West along said right of way line 1320 feet, more or less, to the West line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7; thence South along said West line to a point where said West line intersects the North-easterly right of way line of said Oregon Highway #39; thence S. 33°27'04" E. along said right of way line to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 16th day of April A. D. 19 79 at 11:28 o'clock A. M.

fully recorded in Vol. M79, of Deeds on Page 8276

W. D. MILNE, County Clerk

W. D. Milne
Fee \$6.00