

Sean Angel
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Klamath County, Oregon



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Fee: \$87.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Lynn E. Ackley and Sandra L. Ackley
P.O. Box 359
Gilchrist, OR 97737

Grantor:
Lynn E. Ackley and Sandra L. Ackley
P.O. Box 359
Gilchrist, OR 97737

Grantees:
Lynn E. Ackley and Sandra L. Ackley
P.O. Box 359
Gilchrist, OR 97737

BARGAIN AND SALE DEED

Lynn E. Ackley and Sandra L. Ackley, husband and wife, Grantors, convey to Lynn E. Ackley and Sandra L. Ackley, tenants by the entirety, Grantees, 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 resolute deed.

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.

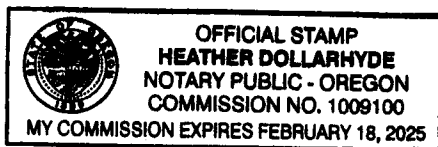
DATED this 6 day of August, 2021.

Lynn E. Ackley, Grantor

Sandra L. Ackley

STATE OF OREGON)
Deschutes) ss.
County of Klamath)

Personally appeared before me this 6 day of August, 2021, the above-named Lynn E. Ackley and Sandra L. Ackley, Grantors, and acknowledged the foregoing instrument to be their voluntary act.



Notary Public for Oregon
My Commission expires: Feb 18, 25

EXHIBIT A

AN AREA OF LAND IN THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 9 EAST, OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING EAST OF THE CENTERLINE OF THE LITTLE DESCHUTES RIVER.

SAVING AND EXCEPTING: THE NORTHERLY 330 FEET.

ALSO EXCEPTING THERFROM: AN AREA OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF THE LAND DESCRIBED IN VOLUME M93, PAGE 21820, KLAMATH COUNTY DEED RECORDS; THENCE ALONG THE NORTH LINE OF SAID DEED RECORD, NORTH 89°50'34" WEST 1423.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°50'34" WEST 706.57 FEET MORE OR LESS TO THE CENTERLINE OF THE LITTLE DESCHUTES RIVER; THENCE LEAVING SAID NORTH LINE SOUTH 79°48'33" EAST 254.73 FEET; THENCE SOUTH 64°19'47" EAST 69.40 FEET; THENCE SOUTH 77°00'20" EAST 73.27 FEET; THENCE SOUTH 77°17'42" EAST 258.24 FEET; THENCE NORTH 25°32'30" EAST 162.33 FEET TO THE POINT OF BEGINNING.

