

Returned at Counter

2021-013409  
Klamath County, Oregon



09/01/2021 02:24:04 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:  
Richmond and Margaret Carleton  
P.O. Box 556  
Merrill, OR 97633

SEND TAX STATEMENTS TO:  
Richmond and Margaret Carleton  
P.O. Box 556  
Merrill, OR 97633

**BARGAIN AND SALE DEED**

RICHMOND J. CARLETON and MARGARET F. CARLETON, husband and wife, Grantor, conveys to RICHMOND J. CARLETON and MARGARET F. CARLETON, husband and wife, Grantees, the following described real property situated in Klamath County, State of Oregon:

*See Exhibit A, attached hereto and incorporated herein by reference.*

SUBJECT TO: Real property taxes and assessment, contracts for irrigation and/or drainage, and easements and/or restrictions of record or apparent on the land.

The true consideration paid for this transfer, stated in terms of dollars, is \$0.00 and fulfillment of a property line adjustment.

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.

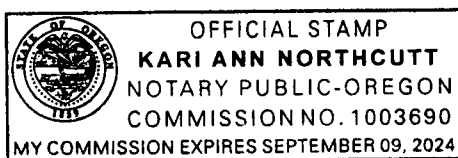
DATED this 30 day of August, 2021.

Richmond J. Carleton  
Richmond J. Carleton, husband

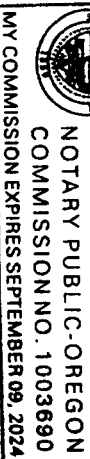
Margaret F. Carleton  
Margaret F. Carleton, wife

STATE OREGON, County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 30<sup>th</sup> day of August, 2021, by Richmond J. Carleton and Margaret F. Carleton, who personally appeared.



Kari Northcutt  
NOTARY PUBLIC FOR OREGON  
My Commission expires: Sept. 09, 2021





**ANDERSON ENGINEERING AND SURVEYING, INC.**

PROFESSIONAL ENGINEERS AND LAND SURVEYORS

17681 Hwy. 395, Lakeview, Oregon 97630

(541) 947-4407 Fax (541) 947-2321

www.andersonengineering.com

**Richmond & Margaret Carleton  
N 1/2 of the SW 1/4,  
Section 1, Township 41 South, Range 10 East, W.M.**

11 AUGUST 2021  
LEGAL DESCRIPTION

2021-121

**RESULTING TAXLOT 800**

ALL THAT CERTAIN AND REAL PROPERTY BEING SITUATE IN A PORTION OF THE N 1/2 OF THE SW 1/4, SECTION 1, TOWNSHIP 41 SOUTH, RANGE 10 EAST, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE SOUTH 160 FEET OF THE WEST 363 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, SECTION 1, SAID TOWNSHIP AND RANGE.

