

2021-018064

Klamath County, Oregon



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12/06/2021 11:52:16 AM

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:**

William J. Boyle and Barbara G. Boyle,  
Trustees of the Bill and Barbara Boyle Trust  
7840 Hwy 140 East  
Klamath Falls, OR 97603

**Grantor:**

William J. Boyle and Barbara G. Boyle  
7840 Hwy 140 East  
Klamath Falls, OR 97603

**Grantee:**

William J. Boyle and Barbara G. Boyle,  
Trustees of the Bill and Barbara Boyle Trust  
7840 Hwy 140 East  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

William J. Boyle and Barbara G. Boyle, husband and wife, Grantors, convey to William J. Boyle and Barbara G. Boyle, Trustees of the Bill and Barbara Boyle Trust dated August 26, 2015, Grantee, 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 \$0.00.

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.

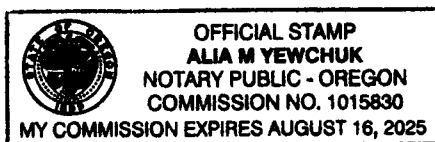
DATED this 6<sup>th</sup> day of December, 2021.

William Boyle  
William Boyle, Grantor

Barbara Boyle  
Barbara Boyle, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 6<sup>th</sup> day of December, 2021, the above-named William Boyle and Barbara Boyle, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Alia M Yewchuk  
Notary Public for Oregon  
My Commission expires: August 16, 2025

## **Exhibit A**

### **Parcel 1:**

That portion of Tract 12 and 13, JUNCTION ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point on the North line of Tract 13 of Junction Acres Subdivision 304 feet Easterly from the Northwest corner of said Tract 13; thence Easterly along said North line 150 feet, more or less, to a point; thence South 664 feet, more or less, to a point; thence West 150 feet, more or less, to a point due South of the point of beginning; thence North 664 feet, more or less, to the point of beginning.

### **Parcel 2:**

That portion of Tract 13, JUNCTION ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point on the North line of Tract 13 of Junction Acres Subdivision 154 feet Easterly from the Northwest corner of said Tract 13; thence Easterly 150 feet, more or less, to a point; thence South 664 feet, more or less, to a point; thence West 150 feet, more or less, to a point due South of the point of beginning; thence North 664 feet, more or less to the point of beginning.

### **SUBJECT TO:**

Rules, regulations and statutory powers of Enterprise Irrigation District, and irrigation ditches and canals. Subject to an easement 6 feet wide for drainage ditch and the rights to enter to maintain the same.