

Send Tax Statements to Grantee at:  
K Edwards-Coyle Living Trust  
146450 Hwy 97 North  
Gilchrist, OR 97737

After Recording return to:  
Law Office of Paul Heatherman PC  
PO Box 8  
Bend, OR 97709

2022-000193

Klamath County, Oregon

01/06/2022 11:54:01 AM

Fee: \$87.00

## BARGAIN AND SALE DEED

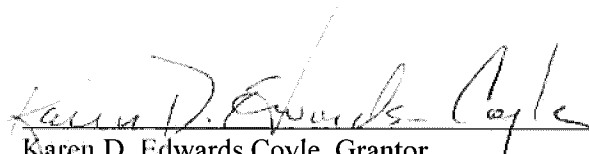
Karen D. Edwards Coyle, Grantor, conveys to Karen Edwards-Coyle, Trustee for the K. Edwards-Coyle Living Trust, dated January 6, 2022, and any amendments thereto, Grantee, the following described real property:

*See Exhibit A, attached*

The true consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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.

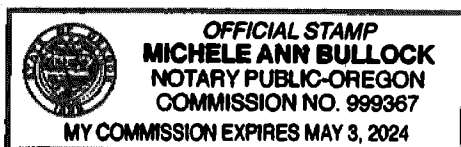
DATED this 6 day of January, 2022.

  
Karen D. Edwards Coyle, Grantor

STATE OF OREGON                     )  
  ) ss.  
County of Deschutes                )

Personally appeared before me the above named Karen D. Edwards Coyle and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me this 6 day of January, 2022.



  
NOTARY PUBLIC FOR OREGON

## **EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

### **PARCEL 1:**

That part of the NW1/4 SW1/4 of Section 25, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at the Northwest corner of the said NW1/4 SW1/4; thence South along the West boundary line of said quarter a distance of 59 feet to the center of the Midstate Electric Co. right-of-way where it intersects the said boundary line; thence Southeasterly in the center of said right-of-way for a distance of 338 feet to the intersection of the State Highway right-of-way; thence Northeasterly along said right-of-way a distance of 150 feet; thence Northwesterly a distance of 200 feet to the intersection of the North boundary line of the NW1/4 SW1/4 of Section 25; thence West along said boundary line for a distance of 195 feet to the Northwest corner and the point of beginning.

### **PARCEL 2:**

That portion of the Northwest Quarter of the Southwest Quarter of Section 25, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the West line of said NW1/4 of the SW1/4 which is South along said line, a distance of 55.0 feet from the Northwest corner of said NW1/4 SW1/4; thence continuing South, along said West line, a distance of 200.0 feet, more or less, to the most Northerly corner of that certain parcel conveyed to Roy F. Morrison et. ux., by deed dated April 10, 1961, recorded May 1, 1961, in Volume 329, page 193, Deed Records of Klamath County, Oregon; thence Southeasterly along the Northeasterly line of the last above described parcel a distance of 228.0 feet, more or less, to the Northwesterly right-of-way line of the Dalles-California Highway (U.S. #97); thence Northeasterly along said right-of-way line a distance of 185.0 feet; thence Northwesterly a distance of 328.0 feet, more or less, to the point of beginning.