

2022-000678

Klamath County, Oregon

01/18/2022 03:12:02 PM

Fee: \$87.00

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

Send tax statements to:
Michael E. Roe, Claiming Successor
of the Estate of Marshall C. Roe
411 Pine Street
Klamath Falls, OR 97601

Grantor:
Emerson C. Roe
2876 W. Road 1 S
Chino, Valley, AZ 86323

Grantee:
Michael E. Roe, Claiming Successor
of the Estate of Marshall Carlton Roe
411 Pine Street
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Emerson C. Roe, Grantor, conveys to Michael E. Roe, Claiming Successor of the Estate of Marshall Carlton Roe, Klamath County Circuit Court Case No. 21PB09671, Grantee, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A parcel of land in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

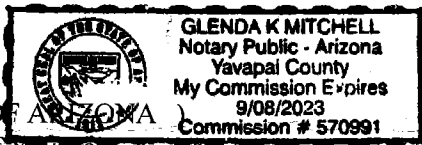
Beginning at a point in the Northwest quarter of the Northwest quarter of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which is South $32^{\circ}40'$ West (South 33° West according to the plat of Doten, Klamath County, Oregon), along the Southeasterly line of Brighton Avenue in said Plat of Doten, a distance of 240 feet and South $57^{\circ}20'$ East (South 57° East according to the plat of Doten), a distance of 210 feet from the intersection of the Southwesterly line of Park Street with the Southeasterly line of Brighton Avenue in said town of Doten; thence North $32^{\circ}40'$ East 180 feet; thence South $57^{\circ}20'$ East 30 feet; thence North $32^{\circ}40'$ East 60.0 feet, more or less, to the Southwesterly line of Park Street in the Town of Doten; thence South $57^{\circ}20'$ East, 50 feet, more or less, to the Southeasterly line of Ferry Street in said Town of Doten; thence North $32^{\circ}40'$ East, along said Southeasterly line of Ferry Street; a distance of 175.5 feet, more or less, to the North line of the Northwest quarter of the Northwest quarter of said Section 6, thence East along said North line of said Northwest quarter of Northwest quarter, a distance of 37.0 feet, more or less, to an iron pin marking the Northeast corner of said Northwest quarter of the Northwest quarter; thence South along the East line of said Northwest quarter of Northwest quarter, a distance of 503.0 feet, more or less, to a point which is South $57^{\circ}20'$ East of the point of beginning; thence North $57^{\circ}20'$ West 385 feet, more or less, to the point of beginning.

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 3 day of January, 2022.



STATE OF ARIZONA
County of Yavapai) ss.

Emerson C Roe
Emerson C. Roe

Personally appeared before me this 3rd day of January, 2022, the above-named Emerson C. Roe, ~~2002~~, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:
ds

Glenda K. Mitchell
Notary Public for Arizona
My Commission expires: 9.8.23