



01/25/2022 12:21:44 PM

Fee: \$87.00

Mark and Doreen Hamlin

143 Walker Rd

Toledo, WA 98591

Grantor's Name and Address

Clint A. Hill and Tricia F. Hill

14889 Anderson Rd

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Clint A. Hill and Tricia F. Hill

14889 Anderson Rd

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Clint A. Hill and Tricia F. Hill

14889 Anderson Rd

Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Mark Hamlin and Doreen Hamlin, as Tenants by the Entirety

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Clint A. Hill and Tricia F. Hill, as Tenants by the Entirety

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

A parcel of land situated in the S1/2 N1/2 of Section 27, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at 5/8-inch iron pin with plastic cap on the north line of the S1/2 N1/2 of said Section 27, from which the W1/4 corner of said Section 27 bears North 89° 49' 13" West 2,266.50 feet and South 00° 06' 04" West 1,321.35 feet; thence South 89° 49' 13" East, along said north line, 3,019.35 feet to the east line of said Section 27; thence South 01° 18' 19" West, along said East line, 657.26 feet; thence North 89° 53' 43" West 3,811.45 feet; thence North 37° 19' 50" East 361.16 feet; thence North 66° 58' 05" East 357.11 feet; thence North 48° 06' 22" East 348.50 feet to the point of beginning, with bearing based on survey No. 3358, as recorded in the Office of the Klamath County Surveyor.

Also known as Parcel 2 of Major Land Partition 3-84 on file in the Office of the Klamath County Engineer

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$95,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

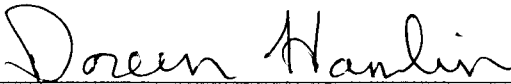
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Returned at Counter

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.


In Witness Whereof, the grantor has executed this instrument this 24 day of January, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Mark Hamlin


Doreen Hamlin

State of Oregon} ss
County of Klamath}

On this 24th day of January, 2022, before me, Kathleen Antoinette Maynard a Notary Public in and for said state, personally appeared Mark Hamlin and Doreen Hamlin, known or identified to me to be the person(s) whose name(s) ~~is~~ are subscribed to the within Instrument and acknowledged to me that ~~he/she~~ they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: June 07, 2022

