

2022-001354**Klamath County, Oregon**AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00294843202200013540020021

02/01/2022 03:41:30 PM

Fee: \$87

GRANTOR'S NAME AND ADDRESS:

Rand S. Damuth & Julia L. Krieger
7992 Elliott Road
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Julia L. Krieger
7992 Elliott Road
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

NA

BARGAIN AND SALE DEED

Rand S. Damuth and Julia L. Krieger, hereinafter referred to as grantors, convey to Julia L. Krieger, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

All that portion of the following described property lying West of the center line of the irrigation ditch as presently located.

A parcel of land situated in the SE ¼ SW ¼ of Section 7 and the NE ¼ NW ¼ of Section 18, all in Township 40 South, Range 10 East of the Willamette Meridan, Klamath County, Oregon, being more particularly described as follows:

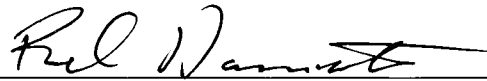
Beginning at a point in Section 18 from which the East one-quarter corner of said Section 18 bears S. 54°24'25" E. 4271.20 feet distant, said point being the intersection of the Northeasterly right of way line of the Klamath Falls-Malin Highway (Oregon Highway #39) with an existing fence line, said point also being the Northwest corner of property described in Deed from Joseph R. Cook, et al, to Monte J. Brolhier in Microfilm Records M74, page 8982; thence N. 89°22'48" E. along said fence line 792.30 feet to a point on the North-South center-of-section line of said Section 18, said point also being the Northeast corner of property described in Deed M74, page 8982; thence N. 00°23'45" W. along said center-of-section line 175 feet, more or less, to the North one-quarter corner of said Section 18; thence North along the center-of-section line of said Section 7, 1302 feet, more or less, to a point on the Southerly right of way line of Elliott Road; thence West along said right of way line 1320 feet, more or less, to the West line of the SE ¼ SW ¼ of said Section 7; thence South along said West line to a point where said West line intersects the Northeasterly right of way line of said Oregon Highway #39; thence S. 33°27'04" E. along said right of way line to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

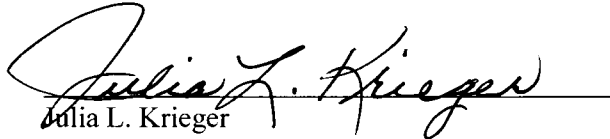
IN WITNESS WHEREOF, the grantors have executed this instrument this 31 day of Jan, 2022.

**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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



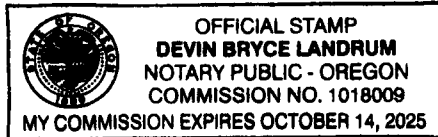
Rand S. Damuth




Julia L. Krieger

STATE OF OREGON; County of Klamath) ss.

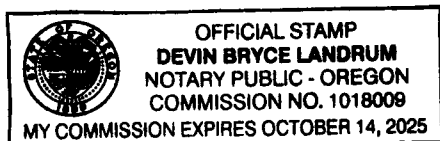
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 31st day of January, 2022, by Rand S. Damuth.





NOTARY PUBLIC FOR OREGON
My Commission expires: 10-14-2025

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 1st day of February, 2022, by Julia L. Krieger.




NOTARY PUBLIC FOR OREGON
My Commission expires: 10-14-2025