

2022-001611

Klamath County, Oregon



00295141202200016110060067

THIS SPACE PROVIDED FOR RECORDER'S USE ON

02/08/2022 09:46:58 AM

Fee: \$107.00

Returned at Counter

WHEN RECORDED RETURN  
TO: TERRY M. CHANDLER  
PO BOX 377  
LITCHFIELD, California 96117

MAIL TAX STATEMENTS TO:  
TERRY M. CHANDLER  
PO BOX 377  
LITCHFIELD, California 96117

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## **BARGAIN AND SALE DEED WITH COVENANTS**

THE GRANTOR(S),

- TERRY M. CHANDLER, a married person,
- GARY L. CHANDLER, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S):

- TERRY M. CHANDLER, 713-095 HONEY GIRL LANE, JANESVILLE, LASSEN County, California, 96114,
- GARY LEE CHANDLER, 721-229 CENTER ROAD, LITCHFIELD, LASSEN County, California, 96117,
- DEWAINE C. CHANDLER, 464-200 CHRISTIE STREET, JANESVILLE, LASSEN County, California, 96114,

as joint tenants with rights of survivorship, the following described real estate, situated in MERRILL, in the County of KLAMATH, State of Oregon:

(legal description): SEE LEGAL DESCRIPTION EXHIBIT A ATTACHED

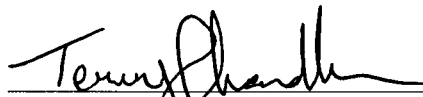
Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Parcel Number: KEY # 101632 KEY # 101641

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. 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.

**Grantor Signatures:**

DATED: 2-7-2022



TERRY M. CHANDLER  
713-095 HONEY GIRL LANE  
LITCHFIELD, California, 96117

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of LASSEN

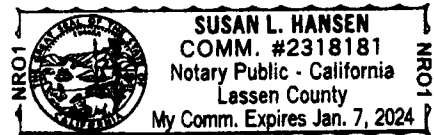
On 02/07/2022 before me, Susan L. Hansen, Notary Public  
(insert name and title of the officer)

personally appeared Derry M. Chandler,  
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~  
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in  
his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the  
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan L. Hansen (Seal)



STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_ by TERRY M. CHANDLER.

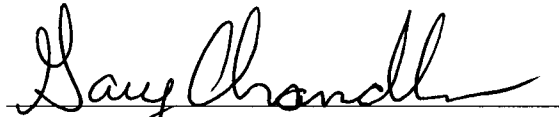
\_\_\_\_\_  
Notary Public  
Signature of person taking acknowledgment

\_\_\_\_\_  
Title (and Rank)

My commission expires \_\_\_\_\_

**Grantor Signatures:**

DATED: 02.07.2022



GARY L. CHANDLER  
721-229 CENTER ROAD  
LITCHFIELD, California, 96117

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_ by GARY L. CHANDLER.

\_\_\_\_\_  
Notary Public  
Signature of person taking acknowledgment

\_\_\_\_\_  
Title (and Rank)

My commission expires \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of LASSEN )

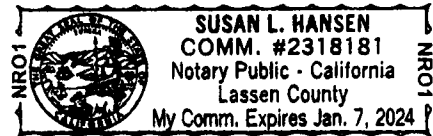
On 02/07/2022 before me, Susan L. Hansen, Notary Public  
(insert name and title of the officer)

personally appeared Gary L. Chandler,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in  
his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan L. Hansen (Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Beginning at a point 1,520 feet South of the Northeast corner of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West 835.5 feet; thence North 654 feet to the South bank of Lost River; thence along said bank South 81 degrees 45' West 1000 feet; thence North 64 degrees 30' West 917 feet to center line of said Section 11; thence South along said center line 1,505.3 feet, more or less, to the North right of way boundary line of the Central Pacific Railroad; thence Easterly along the North boundary line of said railroad right of way to a point on the East section line of said Section 11, which point is 520.5 feet North of the East quarter corner of said Section 11; thence North along section line 599.9 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM one acre in the Southeast corner deeded to the Union Oil Company and recorded in Book 89 at Page 366, Klamath County Deed Records; ALSO EXCEPTING any rights of way for roads, canals or ditches conveyed or on the land.

EXCEPTING THEREFROM a strip of land located in Government Lot 4 in the NE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of that parcel of land described in Deed Volume M95, page 1125, Microfilm Records of Klamath County, Oregon, from which the Northeast corner of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears 89 degrees 28' 11" East 238.40 feet and North 2120.98 feet; thence South 89 degrees 28' 11" West 0.70 feet; thence North 207.70 feet; thence North 89 degrees 28' 11" East 0.70 feet; thence South 207.7 feet to the point of beginning.

**PARCEL 2:**

A strip of land located in Government Lot 4 in the NE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of the Merrill-Whitelake Highway from which the North east corner of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 89 degrees 28' 11" East 30.00 feet and North 1912.58 feet; said point being the Northeast corner of that parcel of land described in Deed Volume M95, page 1125, Microfilm Records of Klamath County, Oregon; thence South 0.70 feet; thence South 89 degrees 28' 11" West 208.40 feet; thence North 0.70 feet; thence North 89 degrees 28' 11" East 208.4 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 09/26/00, at 3:33 p.m.  
In Vol. M00 Page 35217  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>