

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2022-002701

Klamath County, Oregon



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03/03/2022 02:31:54 PM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Daisy Anna Calmes and  
Barney D. Calmes and Lorie A. Calmes  
14651 Keno-Worden Rd Klamath Falls, OR 97603

Grantor's Name and Address

Barney D. Calmes and Lorie A. Calmes  
Husband and Wife  
14651 Keno-Worden Rd Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):  
Doug and Lorie Calmes

P O Box 24  
Keno OR 97627

Until requested otherwise, send all tax statements to (Name and Address):  
Doug and Lorie Calmes

P O Box 24  
Keno OR 97627

**BARGAIN AND SALE DEED**

KNOW ALL BY THESE PRESENTS that Daisy Anna Calmes and Barney D. Calmes and Lorie A. Calmes

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Barney D. Calmes and Lorie A. Calmes, Husband and Wife. With the right of survivorship.

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 Klamath County, State of Oregon, described as follows (legal description of property):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION

\*\*CONSIDERATION: TO DESCRIBE PARCEL ACCORDING TO APPROVED LLA 26-06 AND 29-06

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ \*\* . However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols \*\*, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on March 3, 2022; any signature on behalf of a business or other entity is made with the authority of that entity.

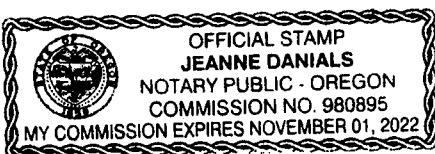
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Daisy Anna Calmes  
Barney D Calmes  
Lorie A. Calmes

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on March 3, 2022, by Daisy Anna Calmes, Barney D. Calmes, Lorie A. Calmes

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_



Jeanne Danial  
Notary Public for Oregon  
My commission expires November 01, 2022

Returned at Counter

EXHIBIT A  
Legal Description  
For properties in LLA 26-06 and 29-06  
(New tax lot 300)

Beginning at the Northeast corner of that tract of land conveyed to Jack Wegner and Cheri Wegner, husband and wife, by deed recorded August 4, 1994 in Volume M94, page 24099, Microfilm Records of Klamath County, Oregon; thence North 32° 29' 20" East 250.00 feet to a point; thence North 72° 58' 58" West 530.77 feet to a point on the Easterly line of that tract of land conveyed to Robert Sherman and Mary Ann Sherman, husband and wife, by deed recorded March 8, 1994 in Volume M94, page 7213, Microfilm Records of Klamath County, Oregon; thence South 28° 50' 54" East 231.45 feet along the Easterly line of said Sherman tract to the Northeasterly corner of that tract of land conveyed to Robert R. Sherman and Mary Ann Sherman, husband and wife, by Deed recorded December 8, 1994 in Volume M94, page 37360, Microfilm Records of Klamath County, Oregon; thence South 28° 50' 54" East 118.55 feet along said 2<sup>nd</sup> Sherman tract to a point on the West line of that tract of land conveyed to Jack Wegner and Cheri Wegner, husband and wife, by Deed recorded February 13, 1968 in Volume M68, page 1108, Microfilm Records of Klamath County, Oregon; thence North 18° 43' 06" East along the West line of said Wegner tract 9.04 feet to the Northwest corner thereof; thence South 71° 16' 54" East 212.67 feet along the Northerly line of said Wegner tract and the Northerly line of that tract of land conveyed to Jack Wegner and Cheri Wegner first above mentioned to the point of beginning.