

2022-003502

Klamath County, Oregon



00297319202200035020030038

03/22/2022 02:46:43 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Hannah Rachel Levine
41711 Outpost Road
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

Copley Properties, LLC
41711 Outpost Road
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Hannah Rachel Levine
41711 Outpost Road
Chiloquin, OR 97624

BARGAIN AND SALE DEED

Hannah Rachel Levine, hereinafter referred to as grantor, conveys to Copley Properties, LLC, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See EXHIBIT "A", attached.

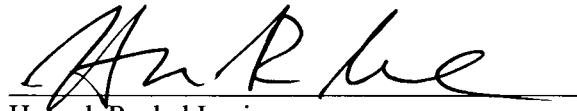
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the grantors have executed this instrument this 18 day of March, 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,

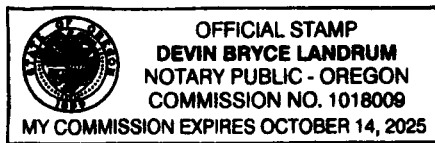
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CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Hannah Rachel Levine

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 18th day of March, 2022,
by Hannah Rachel Levine.



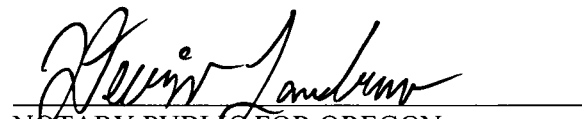

NOTARY PUBLIC FOR OREGON
My Commission expires: 10-14-25

EXHIBIT "A"

443022AM

PARCEL 1:

A portion of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 296 feet Southeasterly along South side of Schonchin Street from Southeast intersection of Schonchin Street and Third Avenue in Chiloquin, Southeasterly 110 feet; thence South approximately South 27° 00' West 80 feet; thence Northwest and parallel with Schonchin Street 110 feet; thence North 27° 00' East 80 feet to the point of beginning.

PARCEL 2:

All that portion of the SW1/4 of the SE1/4 of the SE1/4 of Section 34 Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning South 63° 08' East 186 feet and South 26 degrees 52' West 80 feet from the Northeast corner of Lot 1 of Block 7, CHILOQUIN TOWNSITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence South 63° 08' East 110 feet; thence South 26° 52' West 40 feet; thence North 63° 08' West 110 feet; thence North 26 ° 52' East 40 feet to the point of beginning.

PARCEL 3:

All that portion of the SW1/4 SE1/4 SE1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Southeasterly line of 4th Avenue in Chiloquin Townsite, which bears South 63° 08' East 186.0 feet and South 26° 52' West 120.0 feet from the Northeasterly corner of Lot 1, Block 7, said Chiloquin Townsite; thence South 63° 08' East a distance of 110.0 feet; thence South 26° 52' West a distance of 40.0 feet; thence North 63° 08' West a distance of 110.0 feet to the Southeasterly line of 4th Avenue; thence North 26° 52' East along said line a distance of 40.0 feet to the point of beginning.

PARCEL 4:

All that portion of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 34 in Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said Section 34 bearing West 824.1 feet from the Southeast corner thereof; thence North 26° 52' East, 135.0 feet to the Southerly line of Schonchin Street; thence North 63° 8' West along said line 40 feet to an alley; thence South 26° 52' West along said alley 150.0 feet to the section line; thence East 44.8 feet to the point of beginning.