

AFTER RECORDING RETURN TO:
Jason Broesder, Attorney at Law, LLC
770 S. Front Street, Suite 100
Central Point, OR 97502

2022-004204
Klamath County, Oregon



03/31/2022 02:35:14 PM

Fee: \$87.00

SEND TAX STATEMENTS TO GRANTEE:
Wayne Lloyd Sohlman Living Trust
PO Box 513
Merrill, OR 97633

BARGAIN AND SALE DEED

Wayne L. Sohlman, Grantor, conveys to Wayne Lloyd Sohlman, Trustee of the Wayne Lloyd Sohlman Living Trust, Dated March 14th, 2022, Grantee, the following real property situated in Klamath County, Oregon, described as follows, to-wit:

Parcel 1 of Land Partition 49-04, said Land Partition being a replat of Parcel 3 of Land Partition 18-92, said Land Partition 18-92 being situated in Section 16, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and said Land Partition 49-04 also being situated in the SE1/4 SW1/4 of Section 16, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and in the W1/2 NE1/4, NW1/4 SE1/4 and E1/2 NW1/4 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 60 foot wide road easement as delineated on the face of Land Partition 18-92, situated in Section 16, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4010-01600-00400-000 Key No: 97807

There is no cash consideration for this transfer.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, BARGAIN AND SALE DEED

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

DATED this 30th day of March, 2022.

Wayne L. Sohlman
Wayne L. Sohlman, Grantor

STATE OF OREGON)
) ss.
County of Jackson)

On this 30th day of March, 2022, personally appeared Wayne L. Sohlman, before me and acknowledged the foregoing instrument to be his voluntary act and deed.



Sharon Raab
Notary Public for Oregon

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