

2022-004410
Klamath County, Oregon



04/06/2022 01:05:12 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:
Falvey Ranch LLC, an Oregon Limited
Liability Company
c/o Tom Falvey
P. O. Box 403
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS:
Thomas H. Falvey
P. O. Box 403
Merrill, OR 97633

SEND TAX STATEMENTS TO:
Thomas H. Falvey
P. O. Box 403
Merrill, OR 97633

BARGAIN AND SALE DEED

FALVEY RANCH LLC, an Oregon Limited Liability Company, hereinafter referred to as grantor, conveys to **THOMAS H. FALVEY**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in Section 11, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the corner common to Sections 2, 3, 10 and 11, Township 41 South, Range 10 East of the Willamette Meridian, in Klamath County, Oregon; thence East along the Section line, a distance of 753 feet; thence South 1345.5 feet, more or less, to the Northeasterly right of way line of the Southern Pacific Railroad; thence Northwesterly along the curve of said right of way line, the long chord of which bears North 32°24' West a distance of 1344.50 feet, more or less, to the end of said curve; thence North 20°18' West along said right of way line, a distance of 94 feet, more or less, to the West line of said Section 11; thence North along said section line, a distance of 122 feet, more or less, to the point of beginning; being a portion of Lot 7, and of the SW¼NW¼ of Section 11, Township 41 South, Range 10 East of the Willamette Meridian.

Property ID No.: 101598
Map Tax Lot No.: 4110-011B0-01200

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 grantor has executed this instrument this 5 day of April, 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.

FALVEY RANCH LLC, an Oregon Limited Liability Company

By: Tom Falvey
Tom Falvey, Member

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 5 day of April, 2022, by Tom Falvey, as member of Falvey Ranch LLC, an Oregon Limited Liability Company.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-13-22