

2022-005160

Klamath County, Oregon



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04/22/2022 03:43:16 PM

Fee: \$87.00

**After recording, return to:**

Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**

Quintin D. McBain and Paula J. McBain,  
Trustees of the QPC McBain Trust  
8303 Rocking Horse Lane  
Klamath Falls, OR 97603

**Grantor:**

Quintin D. McBain  
8303 Rocking Horse Lane  
Klamath Falls, OR 97603

**Grantee:**

Quintin D. McBain and Paula J. McBain,  
Trustees of the QPC McBain Trust  
8303 Rocking Horse Lane  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Quintin D. McBain, Grantor, conveys to Quintin D. McBain and Paula J. McBain, Trustees of the QPC McBain Trust dated April 21, 2022, Grantee, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

**Parcel No. 1:** A portion of Tract 10 of the re-subdivision of Tract 25 to 21 inclusive. ALTAMONT RANCH TRACTS, more particularly described as follows: Beginning at the SE1/4 corner of Tract 10, which point is the intersection of the East line of Tract 10 and the North line of the right of way of the Great Northern Railway as more particularly described in deed recorded in Volume 92 at Page 605 Deed Records of Klamath County, Oregon; thence North along the East line of Tract 10, 449.27 feet more or less; thence West 500 feet more or less; thence South 24 feet more or less to the North right of way line of the Great Northern Railway; thence Southeasterly along the said North line of the Great Northern Railway 680 feet more or less to the point of beginning.

Klamath County Map Tax Lot No. R-3909-015BA-00900-000 and Property ID No. R578495

**Parcel No. 2:** Real property in Klamath County, Oregon more particularly described in that certain document recorded on November 14, 1977 in Volume M77 at Page 22135 of the Deed Records of the Clerk of Klamath County, Oregon.

Klamath County Map Tax Lot No. R-3711-00100-00300-000 and Property ID No. R381535

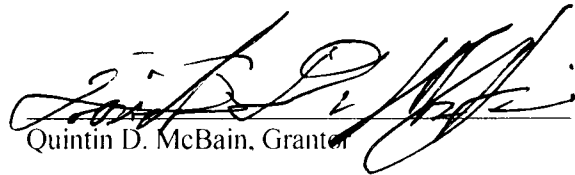
**Parcel No. 3:** Real property in Klamath County, Oregon more particularly described in that certain document recorded on November 14, 1977 in Volume M77 at Page 22135 of the Deed Records of the Clerk of Klamath County, Oregon.

Klamath County Map Tax Lot No. 3711-00100-00200-000 and Property Tax ID No. R381544

The true and actual consideration for this transfer is \$0.00.

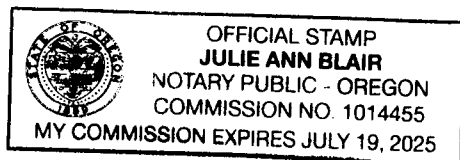
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

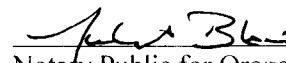
DATED this 21<sup>st</sup> day of April, 2022.

  
Quintin D. McBain, Grantor

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath     )

Personally appeared before me this 21<sup>st</sup> day of April, 2022, the above-named Quintin D. McBain, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:



  
Notary Public for Oregon  
My Commission expires: 07/19/2025