

2022-005480

Klamath County, Oregon



00299534202200054800020023

04/29/2022 02:10:06 PM

Fee: \$87.00

Mail Tax Statements to:
Ms. Brandi N. Knapp
152212 Hackamore Lane
La Pine, OR 97739

After Recording Return to:
Ms. Brandi N. Knapp
152212 Hackamore Lane
La Pine, OR 97739

BARGAIN AND SALE DEED

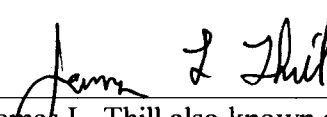
KNOW ALL MEN BY THESE PRESENTS, that James L. Thill also known as Jim L. Thill, hereinafter called Grantor(s), for the consideration hereinafter stated do hereby grant, bargain, sell and convey unto Brandi N. Knapp, hereinafter called Grantee(s), and unto Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, as situated in the County of Klamath, State of Oregon, and described on attached Exhibit "A".

The purpose of this conveyance is a follow up to the Klamath County Planning Department decision to allow a lot line adjustment as set out in the Final Order, File No. PLA 15-21 dated August 31, 2021.

To have and to hold the same unto Grantees and Grantee's heirs, successors and assigns forever.

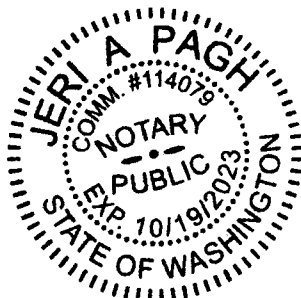
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 19 day of ~~March~~, 2022.
April


James L. Thill also known as
Jim L. Thill

WASHINGTON
STATE OF ~~OREGON~~)
)
County of Skagit) ss.

Be it remembered that on this 19 day of April, 2022, personally appeared before me, a Notary Public in and for said County and State, the above named James L. Thill also known as Jim L. Thill who acknowledged the foregoing instrument to be his voluntary act and deed.




NOTARY PUBLIC FOR OREGON

Exhibit "A"

ANDERSON ENGINEERING AND SURVEYING, INC.

PROFESSIONAL ENGINEERS AND LAND SURVEYORS

17681 Hwy. 395, Lakeview, Oregon 97630

(541) 947-4407 Fax (541) 947-2321

www.andersonengineering.com

Jim Thill

**Lot 22 to Lot 23, Wagon Trail Acreages
NW $\frac{1}{4}$ Section 1 & NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 2,
Township 23 South, Range 9 East, W.M.**

2 MARCH 2022
LEGAL DESCRIPTION

2021-081

TAX LOT 2309-002D0-00100 TO TAXLOT 2309-002D0-00200 PER PLA 15-21

A PARCEL OF LAND, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 9 EAST, OF THE WILLAMETTE MERIDIAN, BEING A PORTION OF LOT 23, BLOCK 1, WAGON TRAIL ACREAGES NO. 1 THIRD ADDITION, TRACT NO. 1136, KLAMATH COUNTY, OREGON, SUBDIVISION RECORDS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 23; THENCE NORTH 70° 26' 40" WEST A DISTANCE OF 760.77 FEET TO THE NORTHWEST CORNER OF LOT 23; THENCE NORTH 89° 58' 32" EAST A DISTANCE OF 216.96 FEET; THENCE SOUTH 63° 56' 03" EAST A DISTANCE OF 297.28 FEET; THENCE SOUTH 61° 56' 42" EAST A DISTANCE OF 263.89 FEET TO THE POINT OF BEGINNING.

CONTAINS 290196 SQUARE FEET OR 0.67 ACRES, MORE OR LESS.