

2022-005481

Klamath County, Oregon



00299535202200054810020020

04/29/2022 02:10:11 PM

Fee: \$87.00

Mail Tax Statements to:  
Mr. James L. Thill  
152212 Hackamore Lane  
La Pine, OR 97739

After Recording Return to:  
Mr. James L. Thill  
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 James L. Thill, 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 resulting legal description 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

WASHINGTON  
STATE OF OREGON )  
County of Skagit ) ss.

James L. Thill  
James L. Thill also known as  
Jim L. Thill

Be it remembered that on this 19 day of ~~March~~, 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.

Jeri A. Pagh  
NOTARY PUBLIC FOR OREGON

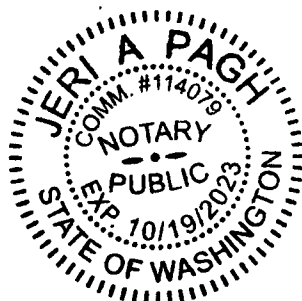


Exhibit "A"

**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](http://www.andersonengineering.com)

**Jim Thill**

**Lot 22, Wagon Trail Acreages**

**Section 1 & 2, Township 23 South, Range 9 East, W.M.**

4 OCTOBER 2021  
LEGAL DESCRIPTION

2021-081

**RESULTING TAX LOT 2309-00D0-00100 PER KLAMATH COUNTY PLA 15-21**

ALL THAT CERTAIN AND REAL PROPERTY SITUATE IN A PORTION OF THE SW 1/4, SECTION 1, AND A PORTION OF THE SE 1/4, SECTION 2, BOTH BEING TOWNSHIP 23 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 22, BLOCK 1, WAGON TRAIL ACREAGES NO. 1 THIRD ADDITION, TRACT NO. 1136, KLAMATH COUNTY, OREGON, SUBDIVISION RECORDS.

EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE NORTH 61° 56' 42" WEST A DISTANCE OF 263.88 FEET; THENCE NORTH 63° 56' 03" WEST A DISTANCE OF 297.28 FEET; THENCE SOUTH 89° 58' 32" WEST A DISTANCE OF 216.96, TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE ALONG THE LINE COMMON TO LOTS 22 AND 23, SAID WAGON TRAIL ACREAGES, SOUTH 70° 26' 40" EAST A DISTANCE OF 760.77 FEET, TO THE POINT OF BEGINNING CONTAINING, 0.67 ACRES, MORE OR LESS.