

WHEN RECORDED RETURN TO:

eLegacy Law, PLLC

8596 N Wayne Dr., Ste B

Hayden, ID 83835

MAIL TAX STATEMENTS TO:

Clifford and Peggy Fox

6727 Kimberly Ct

Klamath Falls, OR 97603

**2022-005721**

**Klamath County, Oregon**

**05/05/2022 08:24:01 AM**

**Fee: \$92.00**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **STATUTORY BARGAIN-AND-SALE DEED**

Clifford E. Fox and Peggy J. Fox, Grantors, convey to Clifford E. Fox and Peggy J. Fox, Trustees of the Clifford and Peggy Fox Trust dated February 5th, 2009, and any amendments thereto, Grantee, the following described real property free encumbrances, except as specifically set forth herein situate in Klamath County, Oregon, to wit:

See Exhibit A

The true consideration for this conveyance consists of other value given and promised.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 TO 195.366, 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 28th day of April, 2022

*Clifford Edward Fox*

Clifford E. Fox  
Grantor


*Peggy Jean Fox*

Peggy J. Fox  
Grantor

STATE OF IDAHO            )  
  ) ss  
COUNTY OF KOOTENAI    )

On this 28<sup>th</sup> day of April, 2022, before me, the undersigned Notary, personally appeared Clifford E. Fox and Peggy J. Fox, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

EMILY JOHNSON  
COMMISSION NO. 20203522  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMMISSION EXPIRES 09/15/2026

  
\_\_\_\_\_  
Emily Johnson, Notary Public  
Residing at Hayden, ID  
My Commission Expires: 09/15/2026

Notarized online using audio-video communication

### **Exhibit A**

Lot 27, Block 3, TRACT NO.1120, SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, the following described real property situate in Klamath County, Oregon being a portion of Lot 28, Block 3, TRACT NO.1120, SECOND ADDITION TO EAST HILLS ESTATES and more particularly described as follows:

Beginning at a point which is South 00° 21' 05" East, 124.32 feet from the Northwest corner of said Lot 28, Block 3; thence continuing South 00° 21' 05" East, 260.85 feet to the Southwest corner of said Lot 28; thence North 84° 22' 25" East, 506.26 feet to the Northerly beginning of the Cul-de-sac of Kimberly Court; thence North 29° 56' 32" East 110.00 feet, thence North 47° 50' 02" West, 159.49 feet to the Southeast corner of Lot 5, Block 3, TRACT NO. 1103, EAST HILLS ESTATES; thence along the Southerly line of said TRACT NO. 1103 North 48° 43' 56" West, 130.38 feet; West 136.65 feet; South 24° 49' 43" West, 85.03 feet to the most Southerly corner of Lot 1, Block 3 of said TRACT NO. 1103; thence West 171.77 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Lot 28, Block 3 of TRACT NO. 1120, SECOND ADDITION TO EAST HILLS ESTATES, a subdivision located in the NE 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2' iron pin on the West line of said Lot 28, from which the Northwest corner of said Lot 28 bears North 00° 21' 05" West, 124.32 feet; thence South 00° 21' 05" East on said West line, 100.00 feet to a 1/2' iron pin; thence South 89° 56' 53" East 110.60 feet to a 1/2' iron pin; thence North 00° 21' 05" West 100.00 feet to a 1/2' iron pin; thence North 89° 56' 53" West 110.60 feet to the point of beginning.