



05/19/2022 10:37:16 AM

Fee: \$87.00

After recording return to:
Barbur Law LLC
1000 Main Ave, Suite 7
Tillamook, OR 97141

Until requested otherwise,
send all tax statements to:
No Change

BARGAIN AND SALE DEED


Fred Karnes and Julia Fontanilla, Grantors, conveys to **Frederick Eugene Karnes, Jr. and Julia Fontanilla, Trustees, or their successor in trust, of The Fontanilla Karnes Living Trust dated May 12, 2022**, Grantee, real property located in Klamath County, Oregon, and described as:

See Attached Exhibit A

The true and actual consideration for this conveyance is other good and valuable consideration (estate planning).

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 195.305-195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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.

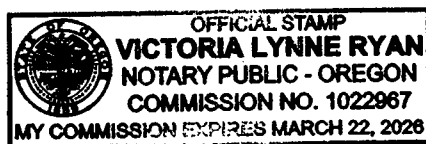
Dated: May 12, 2022.


Fred Karnes


Julia Fontanilla

STATE OF OREGON)
) ss.
County of Tillamook)

The foregoing instrument was acknowledged before me on May 12, 2022, by **Fred Karnes and Julia Fontanilla**.



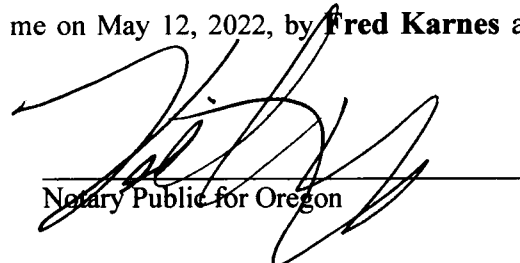

Notary Public for Oregon

Exhibit A

Lot 6, Block 5, Woodland Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/88th interest in 2 parcels of land situated in Lots 1 & 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Parcel 1:

Beginning at the Northwest corner of section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence along the North line of said Section, North 89°42'15" East 400 feet; thence South 62.42 feet; thence South 40°57'20" West 208.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37°53'20" West 136.90 feet; thence North 16°33' West 60.98 feet to the West line of section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

Parcel 2:

Beginning at the Northwest corner of Section 15; Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89°42'15" East 400 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50°54'50" East 453.16 feet; thence South 76°17'30" East 886.79 feet to the true point of beginning of this description; thence South 35°56'30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 30'20" East 84.00 feet; thence North 44°52'10" East 411.58 feet; thence North 34°25'40" West 156.01 feet, more or less, to the true point of beginning of this description.