



THIS SPACE RESERVED FOR

2022-006659

Klamath County, Oregon

05/27/2022 08:26:01 AM

Fee: \$92.00

Brandi N. Knapp  
P.O. Box 1291  
Lyman, WA 98263

Grantor's Name and Address

James L. Thill  
152212 Hackamore Lane  
LaPine, OR 97739

Grantee's Name and Address

After recording return to:  
James L. Thill  
152212 Hackamore Lane  
LaPine, OR 97739

Until a change is requested all tax statements  
shall be sent to the following address:  
Same as above

File No. 543291AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Brandi N. Knapp ,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**James L. Thill**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

See Exhibit 'A' attached here to and made apart hereof;

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2309-002D0-00200

The true consideration for this conveyance is to correct vesting.




To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 24<sup>th</sup> day of May, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.



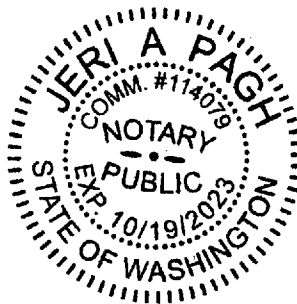
Brandi N. Knapp

State of WA } ss  
County of Skagit }

On this 24 day of May, 2022, before me, Jeri A. Pagh, a Notary Public in and for said state, personally appeared Brandi N. Knapp, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jeri A. Pagh  
Notary Public for the State of WA  
Residing at: Anacortes, WA  
Commission Expires: 10/19/23



## EXHIBIT "A"

543291AM

Lot 23, Block 1, Wagon Trail Acreages No. 1 Third Addition, Tract No. 1136, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

### TOGETHER WITH:

Beginning at the Northeast corner of said Lot 23; thence North  $61^{\circ}56'42''$  West a distance of 263.88 feet; thence North  $63^{\circ}56'03''$  West a distance of 297.28 feet; thence South  $89^{\circ}58'32''$  West a distance of 216.96, to the Northwest corner of said Lot 23; thence along the line common to Lots 22 and 23, said Wagon Trail Acreages, South  $70^{\circ}26'40''$  East a distance of 760.77 feet, to the point of beginning