

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:
Judith E. Bidle
4840 Sunset Ridge Rd.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:
Judith E. Bidle, Trustee of
The Judith E. Bidle Revocable
Family Trust, u.a.d.
4840 Sunset Ridge Rd.
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
No change

2022-007018
Klamath County, Oregon



00301282202200070180020027

06/03/2022 02:56:04 PM

Fee: \$87.00

BARGAIN AND SALE DEED

Judith E. Bidle hereinafter referred to as grantor, conveys to Judith E. Bidle, Trustee of The Judith E. Bidle Revocable Family Trust, u.a.d. June 2, 2022, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

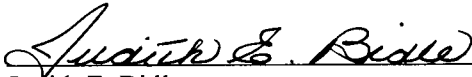
A tract of land situated in the Northeast one-quarter of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Commencing at the Corner common to Sections 12 and 13, Township 38 South, Range 8 East of the Willamette Meridian Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence along the Section line common to said Section 13 and 18, South 00°19'36" East 1344.15 feet to a ½ inch iron pin marking the N 1/16 corner between said Sections 13 and 18; thence North 89°26'13" West 42.26 feet to a point on the centerline of a 40 foot wide road as platted for Minor Land Partition No. 51-82, said point being the True Point of Beginning of this description; thence along said centerline the following courses and distances: (1) North 00°19'36" West 359.19 feet; (2) North 88°10'29" West 158.23 feet; (3) North 74°10'02" West 147.66 feet; (4) North 52°04'36" West 51.80 feet (5) thence along the arc of a 75.00 feet radius curve to the left, 159.80 feet (the long chord of which bears South 66°52'57" West 131.24 feet); (6) South 5°50'30" West 105.90 feet; (7) thence along the arc of a 100.00 feet radius curve to the right, 147.66 feet (the long chord of which bears South 48°08'35" West 134.61 feet); (8) North 89°33'19" West 137.14 feet; (9) North 68°56'05" West 111.98 feet; (10) North 72°12'49" West 242.99 feet; (11) North 62°58'12" West 283.83 feet to a point on the 1/16 line being the East boundary of the NW1/4 of the NE1/4 of Section 13; thence leaving said center line and continuing along said 1/16 line, South 00°03'45" West 400.89 feet to a 3/4 inch pipe marking the NE 1/16 corner of Section 13; thence along the 1/16 line between said NE 1/16 corner and the N 1/16 Corner between Section 13 and 18, South 89°26'13" East 1306.78 feet to the True Point of Beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e. estate planning purposes.

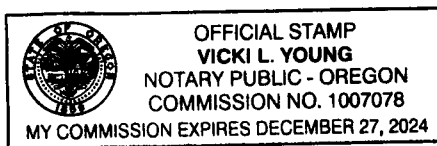
IN WITNESS WHEREOF, the grantor has executed this instrument this 2nd day of June, 2022.

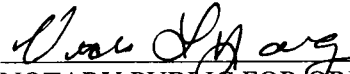
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Judith E. Bidle

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2nd day of June, 2022, by Judith E. Bidle.




NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024