

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

2022-007115**Klamath County, Oregon**

06/07/2022 12:07:01 PM

Fee: \$117.00

AFTER RECORDING RETURN TO: ORS 205.234(1)(c)

Brinich & Bertalan, LLP

250 NW Franklin Ave, Ste 101

Bend, OR 97703

1. TITLE(S) OF THE TRANSACTION(S)

ORS 205.234(1)(a)

Bargain and Sale Deed

2. DIRECT PARTY(IES) / GRANTOR(S)

ORS 205.234(1)(b)

VIRGINIA M. WAMPLER and MARTHA JANE HOOVER, Trustees of The Louis C. Wampler Trust, dated November 7, 1983

3. INDIRECT PARTY(IES) / GRANTEE(S)

ORS 205.234(1)(b)

VIRGINIA M. WAMPLER, Trustee, or successors in trust, of the Virginia M. Wampler Trust, dated November 7, 1983

4. TRUE and ACTUAL CONSIDERATION

Amount in dollars or other value/property ORS 205.234(1)(d)

\$ 0.00 ☐ Other Value ☐ Other PropertyOther value/property is **Whole** ☐ or **Part** ☐ of the consideration**5. SEND TAX STATEMENTS TO:**

ORS 205.234(1)(e)

61405 Steens Mountain Loop

Bend, OR 97702

6. SATISFACTION of ORDER or WARRANT

Check one if applicable: ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation**imposed by the order or warrant:** ORS 205.234(1)(f)

\$

8. If this instrument is being Re-Recorded, complete the following statement:

ORS 205.244(2)

Re-recorded at the request of Brinich & Bertalan, LLP

to correct legal description

previously recorded in

Book/Volume _____ and Page _____, or as Fee Number 2020-007458

After recording, return to:
Brinich & Bertalan, LLP
250 NW Franklin Ave., Suite 101
Bend, Oregon 97703

**Until a change is requested,
send tax statements to:**

61405 Steens Mountain Loop
Bend, OR 97702

THIS SPACE FOR RECORDER'S USE ONLY

BARGAIN AND SALE DEED

VIRGINIA M. WAMPLER and MARTHA JANE HOOVER, Trustees of The Louis C. Wampler Trust, dated November 7, 1983, grantors, hereby convey to VIRGINIA M. WAMPLER, Trustee, or successors in trust, of the Virginia M. Wampler Trust, dated November 7, 1983, Grantee, the undivided one-half interest in the following property:

See Exhibit "A".

Subject to: All matters of record.

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.

The true consideration for this conveyance is \$Ø, which consists in whole, or in part, of other property or value promised or given.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Executed on January 3, 2020, in Deschutes County, Oregon.


VIRGINIA M. WAMPLER, Trustee

STATE OF OREGON

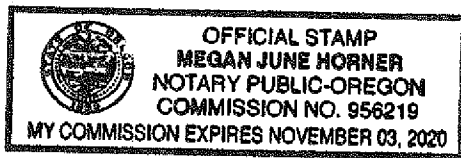
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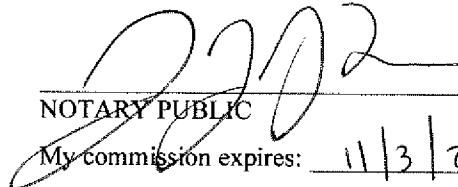
) ss.

COUNTY OF DESCHUTES


)

The foregoing instrument was acknowledged before me on this 3rd day of January, 2020, by VIRGINIA M. WAMPLER, to me known to be the individual described in and who executed the foregoing instrument, and on oath stated that she was authorized to execute the instrument and acknowledge it as a Trustee of The Louis C. Wampler Trust.




NOTARY PUBLIC
My commission expires: 11/3/20

Executed on June 15, 2020, in SACRAMENTO County, California.


MARTHA JANE HOOVER, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

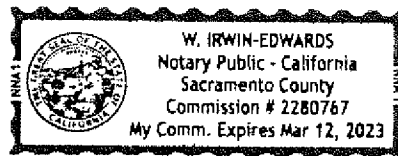
State of California
County of SACRAMENTO)

On JUNE 15, 2020 before me, W. Irwin - Edwards, Notary Public
(insert name and title of the officer)

personally appeared *****MARTHA JANE HOOVER*****,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature W. Irwin Edwards (Seal)

Exhibit "A"

LEGAL DESCRIPTION

That portion of Section 25, Township 36 South, Range 6 East, Willamette Meridian, situate in the County of Klamath, State of Oregon, and being more particularly described as follows:

The East one-half of the Northeast one-quarter of the Southeast one-quarter of said Section 25;

TOGETHER WITH: The East one-half of the West one-half of the Northeast one-quarter of the Southeast one-quarter of said Section 25;

EXCEPTING THEREFROM: That certain strip of land conveyed to the State of Oregon on April 13, 1948 by deed recorded in Book 220 Page 7 and recorded April 14, 1949 in Book 230 Page 262, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM: That certain strip of land conveyed to the State of Oregon on May 23, 1952 by deed recorded in Book 254 Page 645, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM: That portion lying Northeasterly of the strip of land conveyed to the State of Oregon on April 13, 1948 by deed recorded in Book 220 Page 7 and recorded April 14, 1949 in Book 230 Page 262, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM: That parcel of land conveyed to the State of Oregon on April 13, 1948 by deed recorded in Book 220 Page 7 and recorded April 14, 1949 in Book 230 Page 262, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM: That portion of land lying within the Lake of Woods Highway State 140.

Containing 10.50 acres of land, more or less.

Taxlot: 3606-00250-00500

Date: June 1, 2022

MSM Project #1145-21



EXPIRATION DATE: 12/31/2022

2020-007458

Klamath County, Oregon

06/18/2020 02:37:28 PM

Fee: \$92.00

After recording, return to:
Brinich & Bertalan, LLP
250 NW Franklin Ave., Suite 101
Bend, Oregon 97703

Until a change is requested,
send tax statements to:

61405 Steens Mountain Loop
Bend, OR 97702

THIS SPACE FOR RECORDER'S USE ONLY

BARGAIN AND SALE DEED

VIRGINIA M. WAMPLER and MARTHA JANE HOOVER, Trustees of The Louis C. Wampler Trust, dated November 7, 1983, grantors, hereby convey to VIRGINIA M. WAMPLER, Trustee, or successors in trust, of the Virginia M. Wampler Trust, dated November 7, 1983, Grantee, the undivided one-half interest in the following property:

The East half of the Southeast quarter of the Northeast quarter, the East half of the West half of the Southeast quarter of the Northeast quarter, the East half of the Northeast quarter of the Southeast quarter and the East half of the West half of the Northeast quarter of the Southeast quarter of Section 25, in Township 36, South of Range 6, E. W. M., less and excepting the portions thereof conveyed to the State of Oregon on April 13, 1948 by deed recorded in Book 220, at page 7, Record of Deeds for Klamath County, Oregon.

Subject to: All matters of record.

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.

The true consideration for this conveyance is \$0, which consists in whole, or in part, of other property or value promised or given.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Executed on January 3, 2020, in Deschutes County, Oregon.


VIRGINIA M. WAMPLER, Trustee

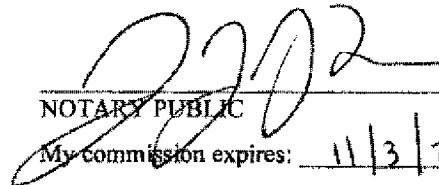
STATE OF OREGON

)
) ss.
)

COUNTY OF DESCHUTES

The foregoing instrument was acknowledged before me on this 3rd day of January, 2020, by VIRGINIA M. WAMPLER, to me known to be the individual described in and who executed the foregoing instrument, and on oath stated that she was authorized to execute the instrument and acknowledge it as a Trustee of The Louis C. Wampler Trust.




NOTARY PUBLIC
My commission expires: 11/3/20

Executed on June 15, 2020, in SACRAMENTO County, California.


MARTHA JANE HOOVER, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

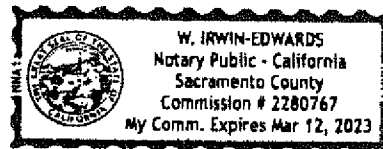
State of California
County of SACRAMENTO

On JUNE 15, 2020 before me, W. Irwin - Edwards, Notary Public
(insert name and title of the officer)

personally appeared *****MARTHA JANE HOOVER*****
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature W. Irwin Edwards (Seal)
