

2022-008060

Klamath County, Oregon



00302481202200080600030032

06/30/2022 12:20:39 PM

Fee: \$92.00

Returned at Counter

RETURN TO: DAN O'CONNOR

TAX STATEMENT: NO CHANGE

**BARGAIN AND SALE DEED
RE-RECORDED AT THE REQUEST OF GENE RICHARDSONR TO
CORRECT LEGAL DESCRIPTION PREVIOUSLY RECORDED IN
BOOK 2022 AND PAGE 007877**

**GRANTOR: GENE RICHARDSON
GRANTEE: SUKRAW PROPERTIES, LLC.**

2022-007877

Klamath County, Oregon



00302272202200078770010019

06/27/2022 12:24:27 PM

Fee: \$82.00

After recording return to:

SUKRAW PROPERTIES LLC
1881 LOWER KLAMATH LAKE RD
KLAMATH FALLS , OR 97601

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

SUKRAW PROPERTIES LLC
1881 LOWER KLAMATH LAKE RD
KLAMATH FALLS , OR 97601

STATUTORY
BARGAIN AND SALE DEED

Gene A. Richardson Grantor, conveys to Sukraw Properties, LLC., Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Legal Description: **SEE EXHIBIT A**

A PARCEL OF LAND SITUATE IN THE NE1/4 OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS SOUTH 29°14'29" EAST A DISTANCE OF 989.59 FEET FROM THE NORTH 1/4 OF SAID SECTION 28; THENCE SOUTH 89°53'01" EAST A DISTANCE OF 50.06 FEET; SOUTH 03°54'27" WEST A DISTANCE OF 683.88 FEET TO THE CENTER LINE OF LOWER KLAMATH LAKE ROAD; THENCE ALONG SAID CENTERLINE NORTH 69°30'01" WEST A DISTANCE OF 7.89 FEET; THENCE LEAVING SAID CENTERLINE NORTH 00°20'12" WEST 679.63 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.45 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS KLAMATH COUNTY SURVEY #6901.

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. (Here comply with the requirements of ORS 93.030)
This conveyance is made pursuant to the approval of Property Line Adjustment 5-22.

Date: 6/27/2022

Gene A. Richardson

STATE OF Oregon }
County of Klamath ss

This instrument was acknowledged before me on 6/27/2022
by Gene A. Richardson

Notary Public for Oregon
My commission expires November 24, 2023

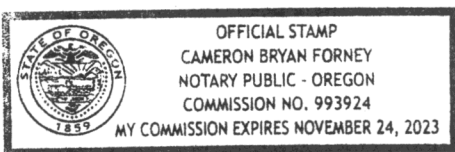


EXHIBIT A

A PARCEL OF LAND SITUATE IN THE NE1/4 OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS SOUTH 29°14'29" EAST A DISTANCE OF 989.59 FEET FROM THE NORTH 1/4 OF SAID SECTION 28; THENCE SOUTH 89°53'01" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 04°33'29" WEST A DISTANCE OF 650.42 FEET; THENCE SOUTH 04°13'32" WEST A DISTANCE OF 31.25 FEET TO THE CENTER LINE OF LOWER KLAMATH LAKE ROAD; THENCE LEAVING SAID CENTERLINE NORTH 00°20'22" EAST A DISTANCE OF 679.63 FEET, TO THE POINT OF BEGINNNING, CONTAINING 0.39 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS KLAMATH COUNTY SURVEY #6901.