

2022-008110

Klamath County, Oregon



00302535202200081100020024

07/01/2022 10:34:35 AM

Fee: \$87.00

**After recording, return to:**

Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**

Jerry C. Herrick, Trustee of the  
Jerry Herrick Trust  
5609 Schiesel Avenue  
Klamath Falls, OR 97603

**Grantor:**

Jerry Charlotte Herrick  
5609 Schiesel Avenue  
Klamath Falls, OR 97603

**Grantee:**

Jerry C. Herrick, Trustee of the  
Jerry Herrick Trust  
5609 Schiesel Avenue  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

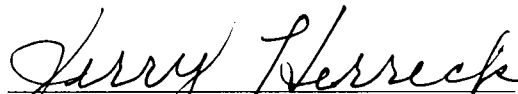
Jerry Charlotte Herrick, Grantor, conveys to Jerry C. Herrick, Trustee of the Jerry Herrick Trust, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit A, attached hereto and incorporated herein

The true and actual consideration for this transfer is \$0.00.

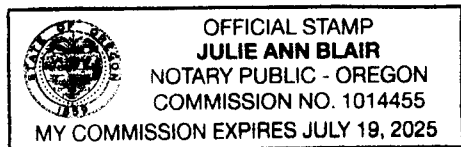
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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


DATED this 30<sup>th</sup> day of June, 2022.

  
Jerry Charlotte Herrick, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 30<sup>th</sup> day of June, 2022, the above-named Jerry Charlotte Herrick, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



  
Notary Public for Oregon  
My Commission expires: 07/19/2025

### **Exhibit A**

A tract of land situated in Tract 2A "HOMEDALE" subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 118.64 feet; thence North 24 degrees 38' 57" East a distance of 78.97 feet; thence South 65 degrees 21' 03" East a distance of 90.03 feet to a point on the East line of said Tract 2A, also being the West boundary line of Homedale Road; thence South 00 degrees 20' West along the West boundary line of Homedale Road a distance of 65.69 feet to the point of beginning.