

2022-008113

Klamath County, Oregon



00302538202200081130020025

07/01/2022 10:34:54 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 C. 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**

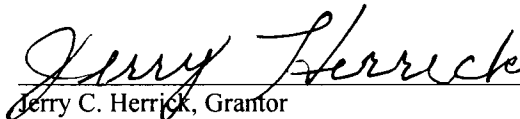
Jerry C. Herrick, Grantor, conveys to Jerry C. Herrick, Trustee of the Jerry Herrick Trust, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit A, attached hereto and incorporated herein

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

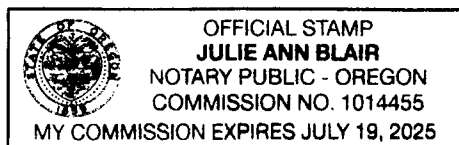
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

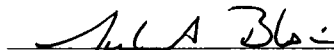
DATED this 30<sup>th</sup> day of June, 2022.

  
Jerry C. 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 C. 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**

### **LEGAL DESCRIPTION**

Beginning at a point on the westerly right-of-way line of Homedale Road which lies North 0 degrees 07' east along said westerly right-of-way line of said Homedale Road a distance of 352.3 feet from the iron pin which marks the southeast corner of Tract 26 of Homedale, Klamath County, Oregon, and running thence North 0 degrees 07' east along said westerly right-of-way line of Homedale Road 130.87 feet to an iron pin at the northeast corner of that certain tract of land described in the Deed from Lois N. Hare Stabler and Fred H. Stabler, wife and husband, to Jennie N. Hare, recorded June 17, 1958, in Deed Book 300, page 173, Records of Klamath County, Oregon; thence North 89 degrees 53' West a distance of 50 feet to an iron pin; thence North 43 degrees 30' West a distance of 12.2 feet, more or less, to the most northerly northwest corner of said tract described in said Deed 300, page 173; thence South 46 degrees 30' West 98.5 feet to an iron pin; thence South 43 degrees 30' East a distance of 10 feet; thence South 46 degrees 30' west 80 feet to the iron pin at the most Southerly Southwest corner of said tract described in said Deed 300, page 173; thence South 86 degrees 32' East 178.5 feet, more or less, to the point of beginning, being a portion of Tract 26 of Homedale in the SW ¼ NE ¼ of Section 11, Township 39 South, Range 9 E.W.M., in Klamath County, Oregon.