

Returned at Counter

2022-009178
Klamath County, Oregon



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07/27/2022 09:20:13 AM

Fee: \$92.00

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

MAIL TO:
Mary Elizabeth Barnhart
PO Box 32
Crescent, OR 97733

Grantors:

Benjamin Porter
PO Box 32
Crescent, OR 97733

Grantee:

Mary Elizabeth Barnhart
PO Box 32
Crescent, OR 97733

BARGAIN AND SALE DEED

Benjamin Porter, beneficiary of the Estate of Jane Porter, deceased, Grantor convey to Mary Elizabeth Barnhart, Grantee the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1:

Section 36: A portion of the SE1/4, described as follows: Commencing at the Northwest corner of the SE1/4: thence South along the quarter section line 880 feet; thence East and parallel to the North quarter section line to the Westerly right of way line of Dalles-California Highway, being the true point of beginning of the tract herein being conveyed; thence Northeasterly along the Westerly right of way line of the Dalles-California Highway, a distance of 200.0 feet to a point; thence Westerly and parallel to the North quarter section line, a distance of 400.0 feet; thence South-westerly and parallel to the Westerly right of way line of the Dalles-California Highway, a distance of 200.0 feet to a point located 400.0 feet Westerly of the point of beginning; thence Easterly and parallel to the North quarter section line, a distance of 400.0 feet to the true point of beginning.

This being a portion of Section 36, Township 24 South, Range 8 E.W.M.

97-

EXCEPT

1-Rights to the public in any portion of said property lying within the limits for any easement for power lines, telephone lines or other public utilities

2-Access restriction, including the terms and provisions thereof, as dissolved by deed from Ora F. Blay, a widower, to the State of Oregon by and through its State Highway Commission, dated December 12, 1951, recorded December 15, 1951, in Volume 251 page 535, records of Klamath County, Oregon.

3-Right of way, including the terms and provisions thereof given by M.S. Biden and Irene Biden, husband and wife, to Cascade Natural Gas Corporation, dated June 20, 1963, recorded August 7, 1963, in Deed Volume 347, page 179, records of Klamath County, Oregon.

PARCEL 2:

A parcel of land located in the NE1/4SE1/4 and NE1/4SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the North-South center line of said Section, which point is 40 feet North of the Northwest corner of the SW1/4SE1/4; thence continuing North along said centerline of said Section, 400 feet; thence East and parallel to the North line of the SE1/4 to a point on the Westerly right of way line of the Dalles-California Highway (as same is now located); thence Southwesterly along the Westerly right of way line of the said highway to a point on said right of way line which is due East of the point of beginning; thence West and parallel to the North line of the SE1/4 of said Section, Township and Range, to the point of beginning.

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.

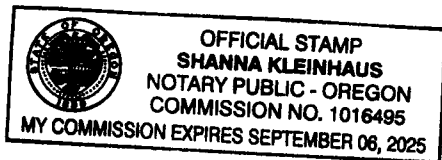
DATED this 13th day of April 2022.

Ben Porter

Benjamin Porter, beneficiary
of the Estate of Jane Porter,
deceased, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me this 13th day of April 2022, the above-named Benjamin Porter, beneficiary of the Estate of Jane Porter, deceased, Grantor and acknowledged the foregoing instrument to be his voluntary act.



Shanna Kleinhaus
Notary Public for Oregon
My Commission expires: Sept 6 2025