



THIS SPACE RESERVED FOR

2022-009308

Klamath County, Oregon

07/29/2022 09:17:01 AM

Fee: \$92.00

Clifford E. Fox and Peggy J. Fox, Trustees of the Clifford and Peggy Fox Trust

6727 Kimberly Court

Klamath Falls, OR 97603

Grantor's Name and Address

Clifford Fox and Peggy Fox

6727 Kimberly Court

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Clifford Fox and Peggy Fox

6727 Kimberly Court

Klamath Falls, OR 97603

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

Clifford Fox and Peggy Fox

6727 Kimberly Court

Klamath Falls, OR 97603

File No. 546014AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Clifford E. Fox and Peggy J. Fox, Trustees of the Clifford and Peggy Fox Trust dated February 5th, 2009

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Clifford Fox and Peggy Fox, as Tenants by the Entirety,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

See Attached Exhibit 'A'

The true consideration for this conveyance is \$0.00

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 25 day of July, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Clifford and Peggy Fox Trust

By: Clifford E. Fox
Clifford E. Fox, Trustee

By: Peggy J. Fox
Peggy J. Fox, Trustee

State of Oregon} ss.
County of Klamath}

On this 25 day of July, 2022, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared Clifford E. Fox and Peggy J. Fox known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Clifford and Peggy Fox Trust, and acknowledged to me that he/she/they executed the same as Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

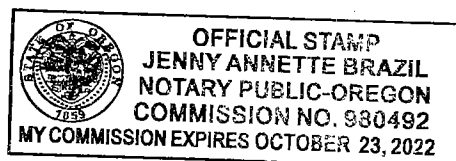


EXHIBIT 'A'

Lot 27, Block 3, TRACT NO. 1120, SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, the following described real property situate in Klamath County, Oregon being a portion of Lot 28, Block 3, TRACT NO. 1120, SECOND ADDITION TO EAST HILLS ESTATES and more particularly described as follows:

Beginning at a point which is South 00° 21' 05" East, 124.32 feet from the Northwest corner of said Lot 28, Block 3; thence continuing South 00° 21' 05" East, 260.85 feet to the Southwest corner of said Lot 28; thence North 84° 22' 25" East, 506.26 feet to the Northerly beginning of the Cul-de-sac of Kimberly Court; thence North 29° 56' 32" East 110.00 feet, thence North 47° 50' 02" West, 159.49 feet to the Southeast corner of Lot 5, Block 3, TRACT NO. 1103, EAST HILLS ESTATES; thence along the Southerly line of said TRACT NO. 1103 North 48° 43' 56" West, 130.38 feet; West 136.65 feet; South 24° 49' 43" West, 85.03 feet to the most Southerly corner of Lot 1, Block 3 of said TRACT NO. 1103; thence West 171.77 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Lot 28, Block 3 of TRACT NO. 1120, SECOND ADDITION TO EAST HILLS ESTATES, a subdivision located in the NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2' iron pin on the West line of said Lot 28, from which the Northwest corner of said Lot 28 bears North 00° 21' 05" West, 124.32 feet; thence South 00° 21' 05" East on said West line, 100.00 feet to a 1/2' iron pin; thence South 89° 56' 53" East 110.60 feet to a 1/2' iron pin; thence North 00° 21' 05" West 100.00 feet to a 1/2' iron pin; thence North 89° 56' 53" West 110.60 feet to the point of beginning.