

543755AM

After recording return to: (Name, Address, Zip)
ELT 260 COUNTRY CLUB ROAD, STE 120
EUGENE, OR 97401

Until requested otherwise, send all tax statements to:
BRENDA TOBIN and DEBORAH TOBIN
1001 Swan Lake Rd., Klamath Falls, OR 97603

GRANTOR:
DEBORAH TOBIN AND MORIAH TOBIN

GRANTEE:
BRENDA TOBIN AND DEBORAH TOBIN
1001 SWAN LAKE ROAD, KLAMATH FALLS, OR 97603

ORDER NO. 22-25303

2022-009322

Klamath County, Oregon

07/29/2022 11:03:01 AM

Fee: \$92.00

Space Above Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

DEBORAH TOBIN and MORIAH TOBIN, Grantor, conveys to BRENDA TOBIN and DEBORAH TOBIN, not as tenants in common, but with rights of survivorship, Grantees, the following described real property situated in Klamath County, State of Oregon, to wit:


SEE EXHIBIT A ATTACHED HERETO

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 and actual consideration for this conveyance is to change vesting. (Here, comply with the requirements of ORS 93.030.)

Date: July 25th 2022


DEBORAH TOBIN


MORIAH TOBIN

State of Oregon

ss.

County of ~~Lane~~ Klamath

The foregoing instrument was acknowledged before me this 25th day of July 2022 by DEBORAH TOBIN and MORIAH TOBIN.

Before me:


Notary Public for Oregon

My commission expires:

Natalie Castañeda

9/10/2024

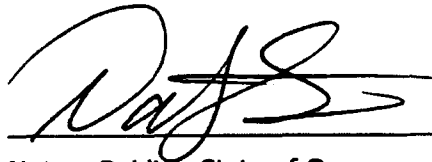
Verification on Oath or Affirmation

State of OREGON

County of Klamath

Signed and sworn to (or affirmed) before me on (date) July 25th 20 22

by (name(s) of individuals making statement) Mariah Tobin and
Deborah Tobin.



Natalie Castaneda

Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 1 of a Deed (title or
type of document), dated July 25th 20 22, consisting of 1 pages.

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of Section 23 and the SW 1/4 of Section 24 and the N 1/2 of Section 25, and the N 1/2 of Section 26, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; as shown in the Recorded Survey No. 2650 on file in the office of the County Surveyor of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Easterly right-of-way line of Swan Lake Road being a corner of said parcel from which the section corner common to Sections 23, 24 25 and 26, marked by a 5/8" iron rod; bears North 51°02' East, 1132.2 feet; thence North 65°46' East, 660.00 feet to a 5/8" iron rod; thence parallel to the said right of-way line North 24°14' West, 803.37 feet to a 5/8" iron rod; thence North 65°46' East 660.00 feet to a 5/8" iron rod; thence parallel to the said right-of-way line South 24°14' East 2092.77 feet to a 5/8" iron rod; thence South 65°46' West, 1320.00 feet to a 5/8" iron rod on the said right-of-way line; thence North 24°14' West 1289.40 feet, along the said right-of-way line, to the point of beginning. The basis of bearing is a Solar observation.