

**2022-009564**

**Klamath County, Oregon**

**08/05/2022 10:50:01 AM**

**Fee: \$92.00**

***Unless a change is requested, all tax statements shall  
be sent to Grantee at:***

No Change

\_\_\_\_\_

**After recording, this Deed shall be delivered to:**

Brinich & Bertalan, LLP

250 NW Franklin Avenue, Suite 101

Bend, OR 97703

## **BARGAIN AND SALE DEED**

The true consideration for this transfer is to complete administration of the Virginia M. Wampler Trust, dated November 7, 1983.

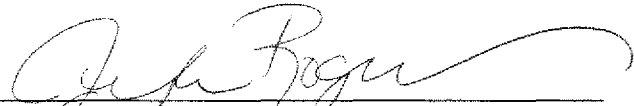
JENNIFER ROGERS, Successor Trustee of the Virginia M. Wampler Trust, dated November 7, 1983, bargains, sells and conveys to DANIEL BRUCE SHAVER and PAMELA JANE SHAVER as tenants by the entirety, Grantees, all of its right, title and interest in and to the following described real property, free of encumbrances except as specifically set forth herein:

**See Attached Exhibit "A"**

SUBJECT TO all exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record, or which an accurate survey or inquiry of parties and possession of the property would disclose.

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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

**DATED** this 24th day of June, 2022.



JENNIFER ROGERS, TRUSTEE OF THE VIRGINIA M.  
WAMPLER TRUST, DATED NOVEMBER 7, 1983

**STATE OF OREGON**, County of Deschutes) ss

The foregoing instrument was acknowledged before me this 24th day June, 2022, by Jennifer Rogers, Trustee.



NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11/2/2024

**Exhibit "A"**

**LEGAL DESCRIPTION**

That portion of Section 25, Township 36 South, Range 6 East, Willamette Meridian, situate in the County of Klamath, State of Oregon, and being more particularly described as follows:

The East one-half of the Northeast one-quarter of the Southeast one-quarter of said Section 25;

TOGETHER WITH: The East one-half of the West one-half of the Northeast one-quarter of the Southeast one- quarter of said Section 25;

EXCEPTING THEREFROM: That certain strip of land conveyed to the State of Oregon on April 13, 1948 by deed recorded in Book 220 Page 7 and recorded April 14, 1949 in Book 230 Page 262, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM: That certain strip of land conveyed to the State of Oregon on May 23, 1952 by deed recorded in Book 254 Page 645, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM: That portion lying Northeasterly of the strip of land conveyed to the State of Oregon on April 13, 1948 by deed recorded in Book 220 Page 7 and recorded April 14, 1949 in Book 230 Page 262, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM: That parcel of land conveyed to the State of Oregon on April 13, 1948 by deed recorded in Book 220 Page 7 and recorded April 14, 1949 in Book 23D Page 262, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM: That portion of land lying within the Lake of Woods Highway State 140.

Containing 10.50 acres of land, more or less.

Taxlot: 3606-00250-00500

Date: June 1, 2022

MSM Project #1145-21

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Michael M. Bude*