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2022-010819
Klamath County, Oregon



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09/06/2022 12:49:03 PM

Fee: \$92.00

Vedas E. Crane

3110 Summers Ln

Klamath Falls, OR 97603

Grantor's Name and Address

Terry A. Crane and Vedas E. Crane

3110 Summers Ln

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Terry A. Crane and Vedas E. Crane

3110 Summers Ln

Klamath Falls, OR 97603

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

Terry A. Crane and Vedas E. Crane

3110 Summers Ln

Klamath Falls, OR 97603

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Vedas E. Crane,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto **Terry A. Crane and Vedas E. Crane 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 Legal Description Exhibit "A" Attached

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

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

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 6 day of September, 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.

Vedas E. Crane

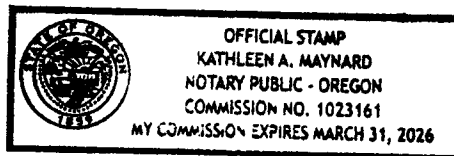
Vedas E. Crane

State of Oregon} ss
County of Klamath}

On this 6 day of September, 2022, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Vedas E. Crane, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kathleen A. Maynard

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



Legal Description

Exhibit "A"

PARCEL I

The E 1/2 of a tract of land situated in the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89 degrees 40' West, a distance of 30 feet and North 1 degree 12' West along said Westerly right of way line of Summers Lane a distance of 865.4 feet from an iron pin in the center of Summers Lane that marks the Southeast corner of the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; Continuing North 1 degree 12' West along the said Westerly right of way line of Summers Lane a distance of 83 feet to an iron pin; thence South 89 degrees 40' West a distance of 240 feet to a point; thence South 1 degree 12' East a distance of 83 feet to a point; thence North 89 degrees 40' East a distance of 240 feet more or less to the point of beginning.

PARCEL2

The East 15.35 feet of the West half of Lot 10, EZELL TRACTS (unrecorded), located in the NE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East, Willamette Meridian, as shown on Record of Survey No. 6703 on file at the Klamath County Surveyors office, Klamath Falls, Oregon.

PARCEL3

Beginning at the Southeasterly corner of Lot 10 in Block 7, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Westerly line of 8th Street, 65 feet; thence Southwesterly at right angles to 8th Street, 52.0 feet; thence Southeasterly parallel with 8th Street, 5 feet; thence Southwesterly at right angles to 8th Street, 8 feet; thence Southeasterly parallel with 8th Street, 60 feet -to the Northerly line of Mt. Whitney Street; thence Northeasterly along the Northerly line of Mt. Whitney Street 60 feet to the point of beginning, being all that portion of Lots 9 and 10 of Block 7 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.