

2022-011199

Klamath County, Oregon



00306168202200111990020027

09/16/2022 09:17:15 AM

Fee: \$87.00

After recording return to:

CBS TRUST ET AL

18745 RANCHITO DEL RIO DRIVE

SALINAS, CA 93905

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

CBS TRUST ET AL

18745 RANCHITO DEL RIO DRIVE

SALINAS, CA 93905

Returned at Counter

**STATUTORY
BARGAIN AND SALE DEED**

Chang Song Bradford, Grantor, conveys to Chang Song Bradford, Trustee of the CBS Trust, Dated June 19, 2018, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Legal Description:

A PARCEL OF LAND SITUATED IN THE SW1/4 SW1/4 OF SECTION 35, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY OF SUMMERS LANE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 35 BEARS N89°18'45"W 30.00 FEET AND S01°00'15"W 375.15 FEET; THENCE N01°00'15"E, ALONG THE SAID EASTERLY RIGHT OF WAY LINE, 30.00 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE, S89°18'45"E 36.30 FEET TO A POINT ON THE CENTERLINE OF THE ENTERPRISE IRRIGATION DISTRICT CANAL; THENCE S38°43'21"W, ALONG THE SAID CENTERLINE, 59.34 FEET TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE OF SUMMERS LANE; THENCE N01°00'15"E 16.74 FEET TO THE POINT OF BEGINNING, CONTAINING 848 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON THE OREGON COORDINATE REFERENCE SYSTEM FOR THE BEND – KLAMATH FALLS ZONE.

TOGETHER WITH:

A PARCEL OF LAND SITUATED IN THE SW1/4 SW1/4 OF SECTION 35, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY OF SUMMERS LANE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 35 BEARS N89°18'45"W 30.00 FEET AND S01°00'15"W 508.76 FEET; THENCE S89°14'45"E 103.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S89°14'45"E 12.83 FEET TO A POINT ON THE CENTERLINE OF THE ENTERPRISE IRRIGATION DISTRICT CANAL; THENCE S38°43'21"W, ALONG THE SAID CENTERLINE, 20.89 FEET; THENCE, LEAVING THE SAID CENTERLINE, N00°48'15"E 16.46 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 106 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON THE OREGON COORDINATE REFERENCE SYSTEM FOR THE BEND – KLAMATH FALLS ZONE.

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 consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

This conveyance is made pursuant to the approval of Property Line Adjustment ~~_____~~

21-21.

Date: 9-7-22

Chang Song Bradford

