

Returned at Counter

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2022-011646

Klamath County, Oregon



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09/27/2022 02:29:16 PM

Fee: \$92.00

Clecy R. Sweet
2731 Alma Alley
Klamath Falls, OR 97601
Grantor's Name and Address

Clecy R. Sweet et al
2731 Alma Alley
Klamath Falls, OR 97601
Grantee's Name and Address

After recording return to:
Clecy R. Sweet et al
2731 Alma Alley
Klamath Falls, OR 97601

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

Clecy R. Sweet et al
2731 Alma Alley
Klamath Falls, OR 97601

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Clecy R. Sweet** also known as **Clecy Roy Sweet**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Clecy R. Sweet, Teresa A. Sweet and David L. Sweet, Not as Tenants in Common but with Right of Survivorship**,

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.

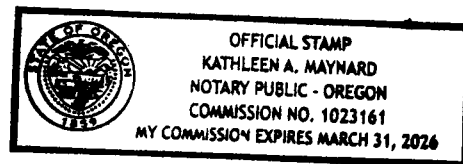
In Witness Whereof, the grantor has executed this instrument this 27 day of September, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Clecy R. Sweet
Clecy R. Sweet

State of Oregon} ss
County of Klamath}

On this 27th day of September, 2022, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Clecy R. Sweet, known or identified to me to be the person(e) 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
Commission Expires: March 31, 2026



Legal Description
Exhibit "A"

Beginning at a point which is 1330 feet westerly on the section line between Sections 19 and 30, Township 38 South Range 9 East, W.M., and Northerly 1199 feet parallel with section line between Sections 19 and 20 of said Township and Range from corner common to Sections 19, 20, 29 and 30, Township 38 South Range 9 East, W.M.; thence Easterly and parallel with the section line between Sections 19 and 30, a distance of 363 feet to a point; thence Northerly and parallel with the section line between Sections 19 and 20 a distance of 121 feet; thence Westerly on the 16th line parallel with Section line between Sections 19 and 30 a distance of 363 feet to a point; thence Southerly and parallel with section line between Sections 19 and 20 a distance of 121 feet to place of beginning, containing 1 acre more or less, situate in SE1/4 of SE1/4 of Section 19, Township 38 S. R. 9 East, W.M.

The Northerly 45' of the following described real property in Klamath County, Oregon:

Beginning at a point which is 1330 feet Westerly on Section line between Sections 19 and 30, Twp. 38 South, Range 9 E.W.M., and Northerly 830 feet parallel with Section line between Sections 19 and 20 of said Twp. and Range from corner common to Sections 19, 20, 29 and 30, Twp. 38 S., R. 9 E.W.M.; thence Easterly and parallel with Section line between Sections 19 and 30 a distance of 363 feet to a point; thence Northerly and parallel with Section line between Sections 19 and 20, a distance of 369 feet to a point; thence Westerly parallel to the 16th line and parallel with Section line between Sections 19 and 30 a distance of 363 feet to a point; thence Southerly and parallel with Section line between Sections 19 and 20 a distance of 369 feet to place of beginning.