

2022-012376

Klamath County, Oregon

10/17/2022 11:30:01 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 for estate planning purposes.

TIMOTHY G. LANGFORD and REBEKAH J. LANGFORD, Grantors, bargain, sell and convey to TIMOTHY G. LANGFORD and REBEKAH J. LANGFORD, as Trustees or the Successor Trustee of The Langford Living Trust, dated October 10, 2022, Grantee, all of their right, title and interest in and to the following described real property, free of encumbrances except as specifically set forth herein:

### **Parcel 1:**

**A parcel of land situated in the S 1/2 of the NW 1/4 of the SW 1/4 and a portion of Government Lots 3, 4 and 5, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the West line of Section 29 from which the West quarter corner of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 0°18'50" East 921.81 feet; thence North 89°40' East, 2305.93 feet to an iron pin marking the Westerly right of way of the U.S.B.R. Lost River Diversion Reservoir; thence following said right of way, South 27°30' West 533.73 feet to an iron pin marking the U.S.B.R. Westerly right of way and the South boundary of this description; thence South 89°40' West 2062.26 feet to a said line North 0°18'50" East 472.0 feet to the point of beginning.**

**Parcel 2:**


**A piece or parcel of land situated in Government Lots 4 and 5, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:**

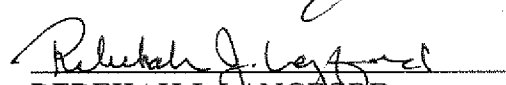
**Beginning at a point on the West line of Section 29, from which the West quarter corner of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 0°18'50" East 1393.81 feet; thence North 89°40' East 2062.26 feet to an iron pin marking the Westerly right of way of the U.S.B.R. Lost River Diversion Reservoir; thence following said right of way South 27°30' West 316.64 feet to a point; thence South 59°22' West, 680.4 feet to a point (point being the beginning of a curve to the right which the radius is 641.8 feet); thence South 76°46'45" West, 377.19 feet to an iron pin marking the Northerly right of way of U.S.B.R. Lost River Diversion Channel and the Southwesterly boundary of this description; thence North 33°28' West, 655.0 feet to an iron pin; thence South 63°18'25" West, 676.61 feet to a point on the West line of Section 29, Township 39 South, Range 10 East of the Willamette Meridian; thence following said line North 0°18'50" East, 459.26 feet to the point of beginning.**

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.

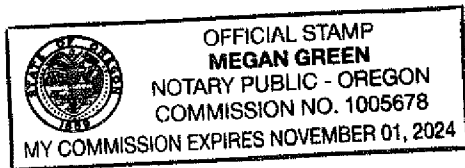
DATED this 10 day of October, 2022.


  
TIMOTHY G. LANGFORD

  
REBEKAH J. LANGFORD

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this 10 day of October, 2022, by Timothy G. Langford and Rebekah J. Langford.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: November 1, 2024