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2022-012651

Klamath County, Oregon



00307860202200126510020025

10/24/2022 03:30:57 PM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Michael D. Radford and Donna Joy Radford,
Trustees of the M&D Radford Trust
4050 Beverly Drive
Klamath Falls, OR 97603

Grantor:

Michael D. Radford and Donna Joy Radford
4050 Beverly Drive
Klamath Falls, OR 97603

Grantee:

Michael D. Radford and Donna Joy Radford,
Trustees of the M&D Radford Trust
4050 Beverly Drive
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Michael D. Radford and Donna Joy Radford, as tenants by the entirety, Grantors, convey to Michael D. Radford and Donna Joy Radford, Trustees of the M&D Radford Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

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.

DATED this 21st day of October, 2022.

Michael D. Radford

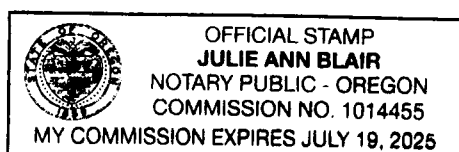
Michael D. Radford, Grantor

Donna Joy Radford

Donna Joy Radford, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 21st day of October, 2022, the above-named Michael D. Radford and Donna Joy Radford, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Julie Ann Blair
Notary Public for Oregon
My Commission expires: 07/19/2025

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SE1/4 SE1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SE1/4 SE1/4 of said Section 27; thence Easterly along the North line of the SE1/4 SE1/4 of said Section 27 to its intersection with the Westerly line of the Enterprise Irrigation District Canal; thence southwesterly along the Westerly line of the Enterprise Irrigation District Canal to its intersection with the West line of the SE1/4 SE1/4 of said Section 27; said point being North 0°21' East a distance of 281.2 feet from the iron pin marking the Southwest corner of the SE1/4 SE1/4 of said Section 27; thence Northerly along the West line of the SE1/4 SE1/4 of said Section 27 a distance of 1056.4 feet, more or less, to the point of beginning.

ALSO Beginning at a point on the North line of the SE1/4 SE1/4 of Section 27, from which the SE1/16 corner bears North 89°55'16" West 387.55 feet; thence, along said North line South 89°55'16" East, 36.13 feet; thence leaving said North line, South 01°20'35" East, 181.98 feet; thence South 00°13'04" West, 650.57 feet; thence North 86°04'33" West, 309.10 feet to a point on the Westerly line of the Enterprise Irrigation District Canal; thence along said Westerly line of the said Enterprise Irrigation District Canal the following courses: North 12°51'44" East, 247.67 feet, North 27°28'44" East, 450.20 feet and North 02°32'44" East 170.69 feet to the point of beginning, with bearings based on record of survey number 6188 on file at the office of the Klamath County Surveyor