

2022-012816

Klamath County, Oregon



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10/28/2022 01:15:12 PM

Fee: \$87.00

After recording return to:

Craig W Monen
Attorney at Law
PO Box 1408
Rogue River OR 97537-1408

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

John and Kimberly Wencil
Co-Trustees of the WENCL TRUST
301 Queens Branch Rd
Rogue River, OR 97537-6644

BARGAIN AND SALE DEED

JOHN WENCL, Grantor, conveys to JOHN WILLIAM WENCL, SR. and KIMBERLY COLEEN WENCL, as Co-Trustees under the WENCL TRUST of October 27, 2022, Grantee, any and all of their right, title and interest in the following-described real property located in the County of Klamath, State of Oregon, legally described as follows: Real property legally described on Exhibit "A" attached hereto and incorporated herein as though fully set forth.

The true consideration for this conveyance is \$0.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 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 27th day of October, 2022.

JOHN WILLIAM WENCL, SR.

STATE OF OREGON)
) ss.
County of Jackson)

The foregoing instrument was acknowledged before me the 27th day of October, 2022, by JOHN WILLIAM WENCL, SR.



Notary Public - State of Oregon

EXHIBIT "A"

A tract of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point 656.1 feet North of a point 766.1 feet West of the corner of Townships 39 and 40 South, Ranges 7 and 8 East of the Willamette Meridian; thence North 104.35 feet to the Southeast corner of property herein conveyed being the true point of beginning; thence West 208.7 feet; thence North 104.35 feet; thence East 208.7 feet; thence South 104.35 feet to the point of beginning.
(Map R-3907-036DO-02100-000)