

2022-013082

Klamath County, Oregon



00308360202200130820010018

11/07/2022 08:26:24 AM

Fee: \$82.00

After recording return to:  
McBain QPC Trust  
8303 Rocking Horse Lane  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent  
to the following address:  
McBain QPC Trust  
8303 Rocking Horse Lane  
Klamath Falls, OR 97603

**STATUTORY  
BARGAIN AND SALE DEED**

Michael Quinn and Sharon Lynn Pappas, trustees of the Sharon Pappas and Michael Quinn 2004 Trust U/D dated April 30, 2004, Grantor, conveys to Quintin D. McBain and Paula J. McBain, Trustees of the QPC McBain Trust, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

**Legal Description:**

A PARCEL OF LAND SITUATED IN LOT 2 OF THE RIVERSIDE ADDITION TO KENO, IN THE SW1/4, SECTION 31, TOWNSHIP 39 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

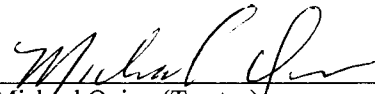
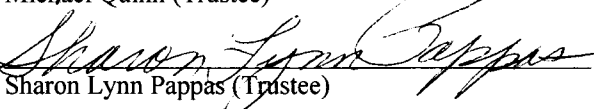
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTH 39°55'02" EAST A DISTANCE OF 190.61 FEET, TO THE EASTERLY LINE OF SAID LOT 2; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 2, SOUTH 31°15'02" WEST A DISTANCE OF 13.83 FEET, TO THE ORIGINAL SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE LEAVING THE EASTERLY BOUNDARY OF SAID LOT 2, NORTH 36°04'43" WEST A DISTANCE OF 195.51 FEET, TO THE POINT OF BEGINNING, CONTAINING 1247.48 SQUARE FEET MORE OR LESS.

THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE OREGON COORDINATE REFERENCE SYSTEM, 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 12-22.

Date: 11-3-22

  
Michael Quinn (Trustee)  
  
Sharon Lynn Pappas (Trustee)

STATE OF Oregon } ss  
County of Klamath

This instrument was acknowledged before me on Nov. 3, 2022  
by Michael Quinn and Sharon Pappas, trustees of the Sharon Pappas and Michael Quinn 2004 Trust U/D dated April 30, 2004

Notary Public for 

My commission expires March 10, 2026

