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2022-013125

Klamath County, Oregon



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Fee: \$87.00

After recording, return to:

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

Send tax statements to:

Richard L. Gerhart and Linda M. Gerhart,
Trustees of the RL Gerhart Trust
5605 Highway 97 South
Klamath Falls, OR 97603

Grantor:

Richard Gerhart and Linda Gerhart,
5605 Highway 97 South
Klamath Falls, OR 97603

Grantee:

Richard L. Gerhart and Linda M. Gerhart,
Trustees of the RL Gerhart Trust
5605 Highway 97 South
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Richard Gerhart and Linda Gerhart, as tenants by the entirety, Grantors, convey to Richard L. Gerhart and Linda M. Gerhart, Trustees of the RL Gerhart 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 28th day of October, 2022.

Richard Gerhart, Grantor

Linda Gerhart, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 28th day of October, 2022, the above-named Richard Gerhart and Linda Gerhart, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Notary Public for Oregon
My Commission expires: 7-12-2025

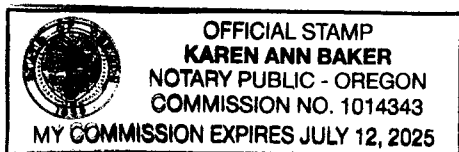


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Sections 17 and 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the intersection of the Northerly right-of-way-line of Joe Wright Road, a county road, with the Easterly right-of-way line of the Dalles-California Highway U.S. No. 97 in the NE1/4 NE1/4 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 03° 38' 00" East along the Easterly right-of-way line of said Dalles-California Highway 1220.68 feet to a 5/8 inch iron pin; thence continuing on said right-of-way line along the arc of a curve to the left, the chord of which being North 01° 26' 49" East 538.97 feet to a 5/8 inch iron pin; thence continuing on said right-of-way line along the arc of a curve to the left, the chord of which being North 04° 10' 15" West 108.07 feet to a 5/8 inch iron pin marking the True Point of Beginning for this description; thence along said highway right-of-way line and the arc of a spiral curve and simple curve to the left (delta = 13° 40'; D = 2°; 400 foot spiral; s = 4° 00'; a = 0.5; long chord = North 12° 15' 20" West 966.76 feet) to the end of curve; thence North 18° 02' 00" West 112.22 feet; thence leaving said highway right-of-way line and generally parallel to but approximately 100 feet Southerly of the low water line of the Klamath River the following courses and distances: North 32° 12' 35" East 124.47 feet; North 09° 59' 25" East 170.76 feet; North 21° 09' 12" East 379.56 feet; North 29° 49' 47" East 270.67 feet; North 52° 06' 05" East 166.04 feet; North 65° 48' 36" East 206.66 feet; South 88° 18' 30" East 203.96 feet; North 77° 21' 02" East 249.52 feet; North 71° 32' 21" East 386.45 feet; North 56° 03' 28" East 151.34 feet to the Westerly right-of-way line of the Lost River Diversion Canal; thence South 00° 32' 20" East along the canal right-of-way line 932.65 feet; thence South 89° 27' 40" West 5.00 feet; thence South 00° 32' 20" East 210.86 feet to a 5/8 inch iron pin; thence leaving said canal right-of-way line South 49° 07' 57" West 740.83 feet to a 5/8 inch iron pin; thence South 08° 58' 34" East 390.22 feet to a 5/8 inch iron pin; thence South 81° 53' 08" West 126.58 feet to a 5/8 inch iron pin; thence South 02° 37' 35" West 120.85 feet to a 5/8 inch iron pin; thence South 82° 54' 16" West 696.36 feet to a 5/8 inch iron pin on the Easterly right-of-way of the Dalles-California Highway which is at the True Point of Beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by instrument recorded in Volume M92, page 5965, Microfilm Records of Klamath County, Oregon.