

2022-013774

Klamath County, Oregon



00309152202200137740020027

11/29/2022 12:02:31 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Laurie A Preston
68816 Lava Ct
Sisters, OR 97759
Grantor's Name and Address

Laurie A Preston
68816 Lava Ct
Sisters, OR 97759
Grantee's Name and Address

After recording, return to (Name and Address):

Laurie Preston
68816 Lava Ct
Sisters, OR 97759

Until requested otherwise, send all tax statements to (Name and Address):

Laurie Preston
68816 Lava Ct
Sisters, OR 97759

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Laurie Ann Preston, Affiant, of the
estate of James Lawrence Preston

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Laurie Ann Preston

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

see exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ up date . However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ☐ and ☒, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 11-29-22 ; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Laurie Ann Preston

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on November 29, 2022.

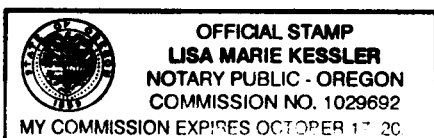
by Laurie Ann Preston.

This instrument was acknowledged before me on

by

as

of



Lisa M. Kessler
Notary Public for Oregon
My commission expires October 17, 2026.

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Section 10, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath and State of Oregon described as follows:

Beginning at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of said Section; thence South 29 degrees 22' 48" West a distance of 954.34 feet to an angle corner in the boundary line of a tract of land described as Parcel II in a Contract to Len K. Osborn recorded October 21, 1977 in M77 page 20282, Deed Records; thence South 04 degrees 53' 43" East along the boundary line of said Osborn tract a distance of 1,005.07 feet to the most Southerly Southwest corner thereof; thence North 88 degrees 12' 19" East along the Southerly line of said Osborn tract a distance of 1,045.42 feet to an intersection with the centerline of an existing Indian Service Road; thence along the centerline of said road on a non-tangent curve to the right, having a radius of 1,800.00 feet and a central angle of 26 degrees 14' 12", (the radial point bears North 88 degrees 12' 19" East), a distance of 842.56 feet; thence continuing along said centerline, North 24 degrees 26' 31" East a distance of 609.88 feet to the most Easterly corner of said Osborn tract; thence North 67 degrees 34' 10" West along the boundary line of said Osborn tract a distance of 1,163.24 feet to the point of beginning. SAVING AND EXCEPTING any portion lying in the SE1/4 in Section 10, Township 35 South, Range 11 East of the Willamette Meridian.

Tax Account No: 3511-01000-00800-000

Key No: 274768