

Returned at Counter

2023-000551

Klamath County, Oregon



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01/26/2023 03:05:30 PM

Fee: \$87.00

After recording, return to:

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

Send tax statements to:

Don Lee Owens and Laurie Ann Owens,
Trustees of the D&L Owens Trust
3725 Shasta Way
Klamath Falls, OR 97603

Grantor:

Don L. Owens and Laura Ann Owens
3725 Shasta Way
Klamath Falls, OR 97603

Grantee:

Don Lee Owens and Laurie Ann Owens,
Trustees of the D&L Owens Trust
3725 Shasta Way
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Don L. Owens and Laura Ann Owens, as tenants by the entirety, Grantors, convey to Don Lee Owens and Laurie Ann Owens, Trustees of the D&L Owens Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit A, attached hereto and incorporated herein.

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.

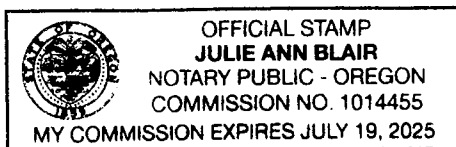
DATED this _____ day of January, 2023.

Don L. Owens, Grantor

Laura Ann Owens, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 25th day of January, 2023, the above-named Don L. Owens and Laura Ann Owens, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:



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

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Tract 17, ENTERPRISE TRACTS, located in the E1/2 SW1/4 SE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at an iron pin located in the Northeast corner of said Tract 17, ENTERPRISE TRACTS; thence South 1 degree 48' West a distance of 955.9 feet to an iron pin on the corner of "Fehlen Shopping Center Lots" and the West line of "Bryant Tracts No. 2"; thence North 39 degrees 36' West along the Northeasterly boundary of "Fehlen Shopping Center Lots" a distance of 538.8 feet to an iron pin; thence North 85 degrees 30' West along the North boundary of "Fehlen Shopping Center Lots" a distance of 305.7 feet to an iron pin in the West line of said Tract 17; thence North 0 degrees 24' East along said West line of Tract 17 a distance of 184.55 feet to an iron in the West bank of a creek; thence in a Northeasterly direction along the West bank of said creek to the intersection of said West bank of the creek and the North line of said Tract 17; thence South 89 degrees 36' East along the North line of said Tract 17 a distance of 469.2 feet, more or less, to the point of beginning.

Also, a portion of Tract 17, ENTERPRISE TRACTS, located in the E1/2 SW1/4 SE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, and more particularly described as follows: Beginning at an iron pin axle located in the Northwest corner of said Tract 17, ENTERPRISE TRACTS; thence South 89 degrees 36' East a distance of 193.8 feet to an iron pin; thence along the Westerly bank of a creek in a Southwesterly direction to an iron pin located on the intersection of the West bank of the creek with the West line of said Tract 17; thence North 0 degrees 24' East along the West line of said Tract 17 a distance of 336.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the E1/2 SW1/4 SE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the intersection of the West line of Bryant Tracts No. 2, a subdivision of record in Klamath County, Oregon, and the Northeasterly line of "Fehlen Shopping Lots", a subdivision of record in Klamath County, Oregon, said point being evidenced by a 1/2 inch iron pipe; thence North 01 degrees 48' 00" East along the West line of said Bryant Tracts No. 2 to a point which is the intersection of said West line with the Northeasterly extension of the Northwesterly boundary of that certain tract of land recorded in Book 72 at page 12231 of the official records of Klamath County, Oregon, as shown on the record of survey number 1578 filed with the Klamath County Surveyor, said point being evidenced by a 1/2 inch iron pin; thence South 57 degrees 04' 25" West along said Northeasterly extension 182.97 feet to the intersection of said extension with the Northeasterly line of said "Fehlen Shopping Center Lots", said point being evidenced by a 1/2 inch iron pin; thence South 39 degrees 36' 00" East along said Northeasterly line of said Fehlen Shopping Center Lots 227.39 feet to the point of beginning.