

BLS

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2023-000991

Klamath County, Oregon



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02/13/2023 01:12:07 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Traci L. Fenton
3503 Summers Ln, Klamath Falls, OR 97603

Grantor's Name and Address

Matthew W. Fenton

Grantee's Name and Address

After recording, return to (Name and Address):

Matthew W. Fenton
548 Longacre Ln, Klamath Falls, OR 97601

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

Matthew W. Fenton
548 Longacre Ln, Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Traci L. Fenton

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

Matthew W. Fenton

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
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 \$ 0. 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 ®, 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 Feb. 13, 2023 T.F. 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 13, 2023 by Traci L. Fenton

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 9/27/2025

EXHIBIT A

LEGAL DESCRIPTION:

A tract of land situated in the SE 1/4 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which bears North 24°52' West a distance of 39 feet and North 89°09' West a distance of 173.3 feet from the iron pin which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing North 89°09' West a distance of 103.8 feet to a point; thence North 0°55' East a distance of 388.6 feet to a point; thence North 59°53' East a distance of 121.1 feet to a point; thence South 0°55' West a distance of 450.9 feet; more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County by Deed Volume M76 at page 4315, Microfilm records of Klamath County, Oregon, being more particularly described as follows:

A parcel of land for road purposes situated in the S 1/2 of the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the 1/4 corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 24°52' West 39 feet; thence North 89°09' West 173.3 feet; thence North 0°55' East 440.9 feet to the true point of beginning; thence North 0°55' East 10 feet; thence South 59°53' West 121.1 feet; thence South 0°55' West 10 feet; thence North 59°53' East 121.1 feet to the point of beginning.