

AFTER RECORDING RETURN TO:
Michael P. Vanderhoff, LLC
780 S. Front St., Ste. 150
Central Point, OR 97502

2023-000992
Klamath County, Oregon



02/13/2023 01:15:53 PM

Fee: \$92.00

SEND TAX STATEMENTS TO GRANTEE:
James and Melody Cole Trust
348 Ogara St.
Medford, OR 97501

BARGAIN AND SALE DEED

James Cole and Melody Cole, Grantor, conveys to **James D. Cole and Melody A. Cole**, Co-Trustees of the **James and Melody Cole Trust**, dated **February 9th, 2023**, Grantee, the following real property situated in Klamath County, Oregon, described as follows, to-wit:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

There is no cash consideration for this transfer.

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, AND 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

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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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

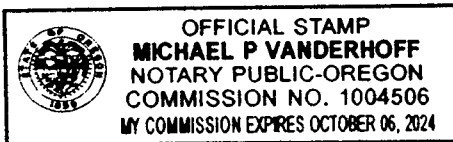
DATED this 9th day of February, 2023.

Melody Cole
Melody Cole, Grantor

James Cole
James Cole, Grantor

STATE OF OREGON)
) ss.
County of Jackson)

On this 9th day of February, 2023, James Cole and Melody Cole personally appeared before me and acknowledged the foregoing instrument to be their voluntary act and deed.



M. Vanderhoff
Notary Public for Oregon
My Commission Expires: 10/6/24

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Exhibit A

PARCEL 1:

That portion of Lot 4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is South 0° 17' 46" West a distance of 416.46 feet and South 39° 33' 20" West a distance of 132.82 feet from the Northeast corner of said Lot 4; thence continuing South 39° 33' 20" West a distance of 125 feet to a point; thence South 50° 26' 40" East a distance of 56.1 feet, more or less, to the relocated Westerly right of way of The Dalles-California Highway; thence Northeasterly along said Westerly right of way line to a point which is South 50° 26' 40" East a distance of 34 feet from the point of beginning; thence North 50° 26' 40" West a distance of 34 feet, more or less to the point of beginning.

PARCEL 2:

That portion of Lot 4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is South 0° 17' 46" West a distance of 416.46 feet and South 39° 33' 20" West a distance of 132.82 feet from the Northeast corner of said Lot 4; thence South 39° 33' 20" West a distance of 25 feet to a point; thence North 50° 26' 40" West a distance of 154.53 feet to a point; thence North 39° 37' East a distance of 25 feet to a point; thence South 50° 26' 40" East a distance of 154.53 feet, more or less, to the point of beginning.

PARCEL 3:

That portion of Lot 4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the most Southerly corner of property conveyed to Standard Oil Company of California by Deed Volume 125, page 318, Records of Klamath County, Oregon; thence South 39° 33' 20" West 100 feet; thence North 50° 26' 40" West 154.53 feet to a point in the Southeasterly boundary of the right of way of the Gilchrist Lumber Company Railroad right of way; thence North 39° 37' East along said right of way boundary 100 feet to the Southwest corner of above mentioned property of the Standard Oil Company of California; thence South 50° 26' 40" East 154.53 feet, more or less, to the point of beginning.

ACCOUNT NO. 154273, 154291, 154282