

2023-001206

Klamath County, Oregon



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02/21/2023 02:32:02 PM

Fee: \$92.00

Returned at Counter

After recording, return to:

Amy N. Barnhouse
Attorney at Law
1775 Washburn Way, #110
Klamath Falls, OR 97603

Send tax statements to:

Philip Capurro and Kathryn Dhein
811 Ponderosa Dr.
Klamath Falls, OR 97601

Grantor:

William L. Schmeck and Cindy Schmeck,
Trustees of the William and Cindy Schmeck Joint Trust dated June 4, 2019
6575 Old Fort Road
Klamath Falls, OR 97603

Grantee:

Philip Capurro and Kathryn Dhein
811 Ponderosa Dr.
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

William L. Schmeck and Cindy Schmeck, Trustees of the William and Cindy Schmeck Joint Trust dated June 4, 2019, Grantors, convey to Philip Capurro and Kathryn Dhein, Grantees, as Tenants by the Entirety, 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; however, the actual consideration consists of other property or values which is the whole consideration. The purpose of this Deed is to effect a property line adjustment.

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

EXHIBIT A
AREA OF ADJUSTMENT

An area of land in the the Northwest quarter and the Southwest quarter of Section 3, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Commencing at the Southeast corner of said Section; thence along said Section line North $89^{\circ}22'20''$ West 1311.40 feet to the southeast corner of Parcel 3 of Land Partition 41-96 , Klamath County records; thence along the east line of said Parcel 3; North $00^{\circ}10'38''$ East 3,621.14 feet to the northeast corner of said Parcel 3 and the southeast corner of Parcel 2 of said land Partition 41-96; thence South $66^{\circ}29'17''$ West 2867.75 feet to a 5/8" iron rod with red plastic cap marked "Adkins Engineering and Surveying" and also being the Point of Beginning; thence South $37^{\circ}09'05''$ West 934.49 feet to a 5/8" iron rod with red plastic cap marked "Adkins Engineering and Surveying" at the western right of way line of Old Fort Road as recorded in Volume M78, Page 2157; thence along said right of way, North $22^{\circ}40'40''$ West 139.19 feet; thence along a curve to the right having a radius of 1,607.02 feet, an arc length of 251.53 feet and a chord bearing and distance of North $18^{\circ}11'39''$ West 251.28 feet; North $13^{\circ}44'06''$ West 57.41 feet; thence leaving said right of way, North $66^{\circ}29'17''$ East 786.16 feet to the Point of Beginning. Containing 4.10 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 11, 2018
KRAIG MATTHEW BLUM
92784

EXPIRES: 12/31/23