

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

**2023-001207**

Klamath County, Oregon



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02/21/2023 02:33:02 PM

Fee: \$92.00

**Grantor:**

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

**Grantee:**

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

**BARGAIN AND SALE DEED**

Philip Capurro and Kathryn Dhein, Grantors, convey to Philip Capurro and Kathryn Dhein, as Tenants by the Entirety, Grantees, 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 resolute deed.

**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**

DATED this 16<sup>th</sup> day of February, 2023.

Kathryn Dhein, Grantor

 OFFICIAL STAMP  
**KAREN RENAE SNOW**  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 991231  
MY COMMISSION EXPIRES SEPTEMBER 09, 2023

  
Notary Public for Oregon  
My Commission expires: 9-9-2023

**EXHIBIT A**  
**DHEIN RESULTANT PARCEL**

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

Parcel 2 of Land Partition 41-96, together with the following:

Commencing at the Southeast corner of said Section; thence along the south section line, North 89°22'20" West 1311.40 feet; thence along the east line of Parcel 3 of said Land Partition 41-96 of Klamath County records; North 00°10'38" East 3,621.14 feet to the northeast corner of said Parcel 3 and also being the Point of Beginning; thence along the south line of said parcel 2 of said Land Partition, South 66°29'17" West 2867.75 feet to a 5/8" iron rod with a red plastic cap marked "Adkins Engineering and Surveying"; thence South 37°59'05" West 934.49 feet to a 5/8" iron rod with a 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°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°11'39" West 251.28 feet; thence North 13°44'06" West 173.41 feet; thence along a curve to the right having a radius of 1,402.40 feet an arc length of 202.55 feet and a chord bearing and distance of North 09°36'34" West 202.37 feet; thence North 05°19'19" West 5.46 feet; thence along a curve to the left having a radius of 746.20 feet, an arc length of 174.46 feet and a chord bearing and distance of North 12°10'15" West 174.06 feet; thence North 18°49'56" West 162.54 feet; thence along a curve to the right having a radius of 154.83 feet, an arc length of 104.50 feet and a chord bearing and distance of North 00°34'41" East 102.53 feet; thence North 19°54'53" East 115.08 feet; thence along a curve to the left having a radius of 550.87 feet an arc length of 170.99 feet, and a chord bearing and distance of North 10°54'08" East 170.31 feet; thence North 01°59'50" East 645.16 feet to the northwest corner of said Parcel 2; thence leaving said right of way North 80°43'55" East 2,130.96 feet; thence South 89°46'55" East 1,307.66 feet to the northeast corner of said Parcel 2; thence South 00°10'38" West 466.57 feet to the Point of Beginning. Containing 91.47 acres, more or less.



EXPIRES: 12/31/23