

2023-001208

Klamath County, Oregon



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02/21/2023 02:34:02 PM

Fee: \$92.00

After recording, return to:

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

Send tax statements to:

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

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:

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

BARGAIN AND SALE DEED

William L. Schmeck and Cindy M. Schmeck, Trustees of the William and Cindy Schmeck Joint Trust dated June 4, 2019, Grantors, convey to William L. Schmeck and Cindy Schmeck, Trustees of the William and Cindy Schmeck Joint Trust dated June 4, 2019, 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

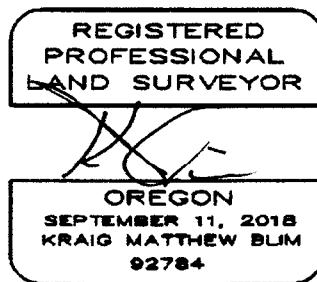
Whitney N. Stutz
Notary Public for Oregon
My Commission expires: Sept. 27, 2025

EXHIBIT A
SCHMECK RESULTANT PARCEL

An area of land in the Northeast quarter, the Southeast 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:

Parcel 3 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 1,311.40 feet to the southeast corner of Parcel 3 of said Land Partition, and also being the Point of Beginning, thence; along the south line of said Section 3, North 89°22'20" West 2,184.73 feet to the western right of way line of Old Fort Road as recorded in Volume M78, Page 2157; thence along the western right of way line of said old Fort Road, North 14°04'28" West 131.99 feet; thence along a curve to the left having a radius of 1,030.03 feet, an arc length of 369.89 feet and a chord bearing and distance of North 24°21'44" West 367.91 feet; thence North 34°37'58" West 484.36 thence North 36°01'35" West 375.66 feet; thence North 53°58'25" East 10.00 feet; thence North 36°01'35" West 281.00 feet; thence along a curve to the right having a radius of 960.00 feet an arc length of 223.79 feet, and a chord bearing and distance of North 29°20'13" West 223.29 feet; thence South 67°19'20" West 10.00 feet; thence North 22°40'40" West 276.96 feet to a 5/8" iron rod with red plastic cap marked "Adkins Engineering and Surveying"; thence leaving said right of way of said Old Fort Road, North 37°59'05" East 934.49 feet a 5/8" iron rod with red plastic cap marked "Adkins Engineering and Surveying"; thence North 66°29'17" East 2,867.75 feet to the northeast corner of Parcel 3 of Land Partition 41-96 of Klamath County records; thence along the east line of said Parcel 3, South 00°10'38" West 3,621.14 feet to the Point of Beginning. Containing 189.02 acres, more or less.



EXPIRES: 12/31/23