



MTQ 57229AM

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

D. Thomas Fuller, Trustee
Cynthia J. Fuller, Trustee
15855 S Poe Valley Road
Klamath Falls OR 97603

UP

2015-004268

Klamath County, Oregon



00168800201500042680020026

05/05/2015 09:24:41 AM

Fee: \$47.00

This document is being re-recorded at the request of Amerititle to correct the legal description of Parcel 2 as originally recorded in 2015-004268

2023-001243

Klamath County, Oregon

02/22/2023 02:12:02 PM

Fee: \$102.00

BARGAIN AND SALE DEED

D. Thomas Fuller and Cynthia J. Fuller, husband and wife, Grantors, convey unto D. Thomas Fuller and Cynthia J. Fuller, as Trustees of the Fuller Family Trust, Dated April 30, 2015, and their successors in Trust, Grantees, their interest in the real property in Klamath County, Oregon, which is more particularly described as follows:

Parcel No. 1:

All of Lot 10, Block 94, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Klamath County Assessor's Account No. R-3809-032AD-05000-000
and Key No. R477282

More commonly referred to as 432 South Seventh Street, Klamath Falls, Oregon

Parcel No. 2:

~~Parcel 1 of LAND PARTITION PLAT 9-94 being Parcel 1 of~~
~~Minor Land Partition No. 34-84 situated in Sections 13 and 24~~
~~Township 39 South, Range 10 East of the Willamette Meridian,~~
~~Klamath County, Oregon~~ See attached Exhibit "A"

UP

Klamath County Assessor's Account No. R-3910-01300-00602-000 and
Key No. R875452

More commonly referred to as 15855 S Poe Valley Road, Klamath Falls, Oregon


This deed is made for estate planning purposes and no consideration has been paid heretofore.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF
BARGAIN AND SALE DEED - 1

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.

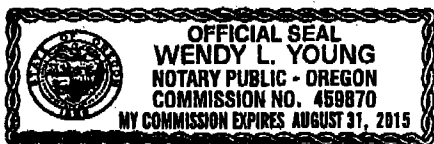
Dated this 30 day of April 2015.

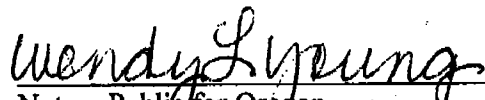

D. Thomas Fuller


Cynthia J. Fuller

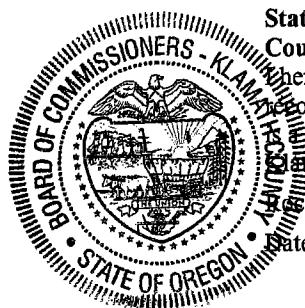
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 30, 2015 by D. Thomas Fuller and Cynthia J. Fuller.




Notary Public for Oregon
My Commission Expires: 8.31.2015

BARGAIN AND SALE DEED - 2



State of Oregon
County of Klamath
I hereby certify that instrument #2015-004268,
recorded on 5/5/2015, consisting of 2 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.
Rochelle Long, Klamath County Clerk
Date: February 17th, 2023


Rochelle Long

UPD
Exhibit "A"
Legal Description

Parcel 1 of LAND PARTITION PLAT 9-94 being Parcel 1 of "Minor Land Partition No 34-84" situated in Sections 13 and 24, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

EXCEPTING THEREFROM a tract of land situated in the S1/2 of Section 13, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon and being a portion of Parcel 1 of Land Partition 9-94, more particularly described as follows

Beginning at a point on the East line of said Parcel 1, from which the South 1/4 corner of said Section 13 (as established by recorded survey #4731) bears South 66° 34' 37" West 662 15 feet, thence North 01° 48' 42" East (North 01° 52' 15" East) along said East line 1,301 30 feet, thence West 1,075 50 feet, to the Easterly right of way line of the USBR "F" canal, thence Southerly and Easterly, along said right of way line 2,020 feet, more or less, to the center line of South Poe Valley Road and the Southerly line of said Parcel 1, thence Easterly, along said center line, 50 feet more or less to the point of beginning

ALSO EXCEPTING THEREFROM all that portion conveyed to Jon Deese et ux by Bargain and Sale Deed recorded May 9, 2002 in Volume M02, page 27735, Microfilm Records of Klamath County, Oregon

2015-004268

Klamath County, Oregon



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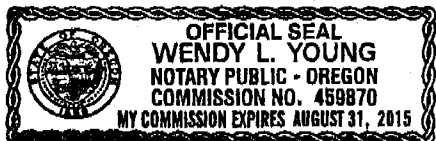
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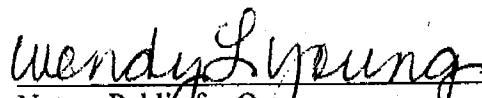

D. Thomas Fuller


Cynthia J. Fuller

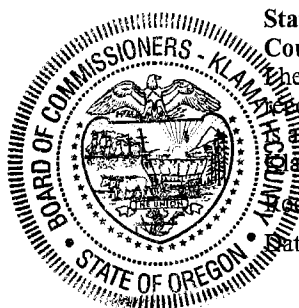
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Rochelle Long, Klamath County Clerk

Date: February 17th, 2023


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