

Returned at Counter

2023-001868

Klamath County, Oregon



00312625202300018680020023

03/17/2023 02:59:29 PM

Fee: \$87.00

**After recording, return to:**

Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**

Kelsie M. Randall  
9431 Hill Road  
Klamath Falls, OR 97603

**Grantor:**

Nickolas N. Randall  
9431 Hill Road  
Klamath Falls, OR 97603

**Grantee:**

Kelsie M. Randall  
9431 Hill Road  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Nickolas N. Randall, Grantor, conveys to Kelsie M. Randall, Grantee, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

.19 acres from Parcel 1 to Parcel 2:

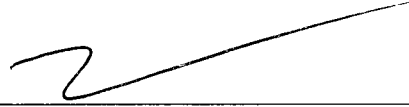
Commencing at the Southeast corner of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, and proceeding North along the section line between Sections 29 and 28 to the Parcel 1 point of 540 feet North of the marker; thence West for 208 feet; thence South for 40 feet; thence East for 208 feet; thence North 40 feet to the point of the beginning, all in Klamath County, Oregon.

The true and actual consideration for this transfer is a lot 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 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.

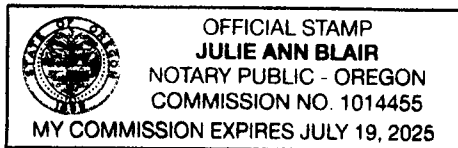
DATED this 16 of March, 2023.

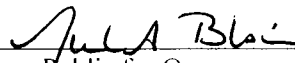


Nickolas N. Randall, Grantor

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath     )

Personally appeared, Nickolas N. Randall, Grantor, on this 16<sup>th</sup> day of March, 2023, and acknowledged the foregoing to be his true act and deed. Before me:



  
Notary Public for Oregon  
My commission expires: 07/19/2025