

2023-001959

Klamath County, Oregon



00312745202300019590020025

03/22/2023 10:55:16 AM

Fee: \$87.00

Returned at Counter

After recording, return to:

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

Send tax statements to:

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

Grantor:

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

Grantee:

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

BARGAIN AND SALE DEED

Kelsie M. Randall, Grantor, conveys to Nickolas N. Randall and Kelsie M. Randall, as tenants by the entirety, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

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

Also, including the .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 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

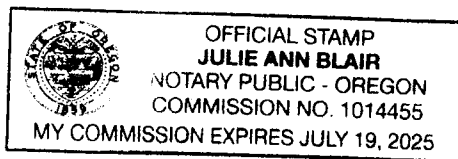
CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST 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 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.

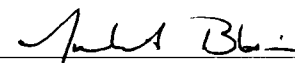
DATED this 16th of March, 2023.


Kelsie M. Randall, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared, Kelsie M. Randall, Grantor, on this 16th day of March, 2023, and acknowledged the foregoing to be her true act and deed. Before me:




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