

BLS

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Clyde Wilson

2023-002003

Klamath County, Oregon



00312802202300020030010014

03/23/2023 03:05:26 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Rosalea Rathbun
2773 Hwy 422
Chiloquin, OR 97624
Grantor's Name and Address
Rosalea Rathbun & Linda Caprice Stoakes
2773 Hwy 422
Chiloquin, OR 97624
Grantee's Name and Address

After recording, return to (Name and Address):

Rosalea Rathbun
2773 Hwy 422
Chiloquin, OR 97624

Until requested otherwise, send all tax statements to (Name and Address):

Rosalea Rathbun
2773 Hwy 422
Chiloquin, OR 97624

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Rosalea Rathbun

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto right of survivorship Rosalea Rathbun and Linda Caprice Stoakes mother and daughter hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

A parcel of land situated in the NE 1/4 NE 1/4 Section 30, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod at the Section Corner Common to Sections 19, 20, 29, 30; thence South 00°10'14" East 680.11 feet along the East line of Section 30 to a 5/8" iron rod on the Northerly right of way line of Oregon State Highway 422; thence South 63°16'02" West 251.92 feet along the Northerly right of way line of said Highway 422 to a 5/8" iron rod, being the Northwest corner of said parcel, the true point of beginning; thence South 63°16'02" West 377.72 feet along the Northerly right of way line of said Highway 422 to a point of curvature; thence continuing along the Northerly right of way of said Highway 422 70.60 feet along the arc of a 542.96 foot radius curve to the right (the long chord bears South 66°59'32" West 70.55 feet) to the point of tangency; thence South 70°43'2" West 138.10 feet continuing along the Northerly right of way of said Highway 422 to a 5/8" iron rod; thence North 21°35'45" West 274.79 feet to a 5/8" iron rod; thence South 88°52" (if space insufficient, continue description on reverse) 43" East 633.90 feet to the true point of beginning.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ no conveyance. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on March 23, 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

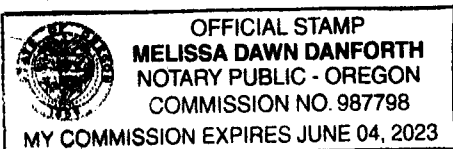
This instrument was acknowledged before me on March 23, 2023, by Rosalea Rathbun

This instrument was acknowledged before me on

by

as

of

Melissa Dawn Danforth
Notary Public for Oregon

My commission expires June 4, 2023