

2023-002812

Klamath County, Oregon



00313739202300028120030038

04/17/2023 10:52:33 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

FOR RE

Christine D. Mosier-Cryslar
Attorney at Law
P.O. Box 220
280 A Street East
Vale, Oregon 97918

SEND TAX STATEMENTS TO:

Michael L. Weaver
2212 Lakeshore Drive
Klamath Falls, Oregon 97601

Bargain & Sale Deed

This conveyance is done for estate planning purposes.

Michael Lee Weaver, an individual, is the Grantor. Michael Lee Weaver trustee of the Michael L. Weaver Revocable Trust u/t/d, April 3, 2023, an Oregon Trust, is the Grantee. Grantor does hereby bargain, sells and conveys unto Grantee all of his right, title, and interest in the following real property commonly known as 2212 Lakeshore Drive, Klamath Falls, Klamath County, Oregon, described in "Exhibit A".

The true and actual consideration for this transfer is other value given.

"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."

DEED -1-

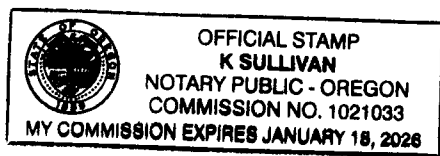
DATED this 12 day of April, 2023.

Michael Lee Weaver

Michael Lee Weaver, Grantor

STATE OF OREGON)
) ss.
County of Malheur)

This instrument was acknowledged before me on this 12th day of April, 2023, by Michael Lee Weaver.



K Sullivan
NOTARY PUBLIC FOR Oregon
My Commission Expires: Jan. 18, 2026

EXHIBIT A

Beginning at an iron pin on the Northeasterly right of way line of Secondary Highway No. 421, said point being South 89° 57' East a distance of 83.98 feet and North 44° 21' West a distance of 80.0 feet from the Southeast corner of Lot 37 of Lakewood Heights, in Klamath County, Oregon, said point being North 44 ° 21' West a distance of 58.8 feet from the beginning point described in Volume 258, page 656, Klamath County Deed Records; thence on the arc of a 4 degree 52' 40" curve to the left a distance of 131 feet to an iron pin (the long chord of this curve bears North 49° 30' West a distance of 211.1 feet); thence North 38° 40' East to the Westerly shore line of Upper Klamath Lake; thence following said shore line in a Southeasterly direction to a point that bears North 38 ° 40' East from the point of beginning; thence South 38° 40' West to the point of beginning.

Also, a tract of land located in Lot 5, Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land described in Volume 258, page 656, Klamath County Deed Records, and more particularly described as follows: Beginning at an iron pin on the Northeasterly right of way line of Secondary Highway 421, said point being North 44° 21' West a distance of 5.8 feet, and thence on the arc of a 4° 52' 40" curve to the left a distance of 131.0 feet from the beginning point described in Volume 258, page 656, Klamath County Deed Records; thence on the arc of a 4 degree 52' 40" curve to the left (the long chord of this curve bears North 49° 30' West a distance of 211.1 feet) a distance of 60.0 feet to an iron pin located on the Northeasterly right of way line of secondary highway 421; thence North 38 ° 40' East to the Westerly shore of Upper Klamath Lake; thence following said shore line in a Southeasterly direction to a point that bears North 38° 40' East from the point of beginning; thence South 38° 40' West to the point of beginning.