



THIS SPACE RESERVED FOR

2023-003462

Klamath County, Oregon

05/05/2023 02:00:01 PM

Fee: \$92.00

Jackie W. Wegner

PQ Box 2

Keno, OR 97627

Grantor's Name and Address

Sheri L. Wegner

4000 Round Lake Rd # 98

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Sheri L. Wegner

4000 Round Lake Rd # 98

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Sheri L. Wegner

4000 Round Lake Rd #98

Klamath Falls, OR 97601

File No. 587459AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Jackie W. Wegner

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Sheri L. Wegner,

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

See attached Exhibit "A"

The true consideration for this conveyance is **To Convey Title**

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

In Witness Whereof, the grantor has executed this instrument this 3 day of MAY, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Jackie W. Wegner
Jackie W. Wegner

State of Oregon } ss
County of Melissa, melissa k lamson

On this 3 day of MAY, 2023, before me, MARLA MICHELE HANLON-ABEITA a Notary Public in and for said state, personally appeared Jackie W. Wegner, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Marla Michele Hanlon-Abeyta
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 2/26/2027

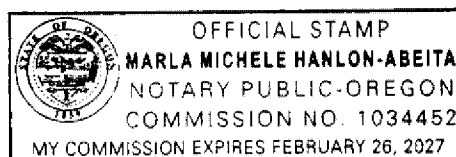


EXHIBIT "A"

The following described real property situated in Klamath County, Oregon:

A tract of land situated in Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the Keno-Worden Highway, more particularly described as follows:

Commencing at the point of beginning of Parcel No. 12 conveyed to O'Connor Livestock Company, an Oregon corporation by Deed recorded in Volume 298 at page 299. (Said parcel No. 12 being described as pages 301 and 302 of said Deed Records) and described therein as being on the West line of the SE1/4 NW1/4 of said Section 17; thence East along the North boundary of said Parcel No. 12 a distance of 534.0 feet to the most Southeasterly corner of Parcel No. 1 conveyed to Theodore Buckingham and Monniette Buckingham, husband and wife, by Deed recorded in Volume 325 at page 460, Deed Records of Klamath County, Oregon which said corner is the TRUE POINT OF BEGINNING this description; thence continuing East along the North boundary of said Parcel 12 to the Westerly right-of-way boundary line of the Keno-Worden Highway; thence Northerly along intersection with the South boundary line of the tract of land containing the Calmes family house as shown in Map of Survey made by Julian Ager, Registered Oregon Land Surveyor, for Tom Calmes, dated November 20, 1965 and filed in the office of the Klamath County Survey on February 23, 1966 as Survey No. 1080, being described therein as a tract of real property adjacent to that tract of land recorded in Volume 350 at page 490, Deed records of Klamath County, Oregon; thence North 89°36'30" West along said South boundary line of said Calmes family house tract 306.38 feet to the Southwest corner of said Parcel; thence North 32°31' East along the Westerly boundary line of said Calmes family house tract 211.28 feet to said Westerly right-of-way boundary line of the Keno-Worden Highway; thence Northwesterly along said right-of-way boundary line to the boundary line of said Parcel No. 1 recorded in Volume 325, page 460, Deed records of Klamath County, Oregon; thence South 19°22' West along said boundary line of said Parcel No. 1 a distance of 619.64 feet, more or less to its intersection with the North boundary line of said Parcel no. 12 and the true point of beginning of this description.