

Returned at Counter

The line


After recording return to:
Sukraw Properties, LLC
1881 Lower Lake Road
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Sukraw Properties, LLC
1881 Lower Lake Road
Klamath Falls, OR 97601

This space reserved for recorder's use

2023-003990

Klamath County, Oregon



00315120202300039900010019

05/25/2023 10:43:54 AM

Fee: \$82.00

STATUTORY
BARGAIN AND SALE DEED

I, Lee Sukraw, Grantor, convey to Sukraw Properties, LLC, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Legal Description:


A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOT 3, SITUATED IN THE NE1/4 NE1/4 OF SECTION 28, TOWNSHIP 39 SOUTH, RANGE 9 EAST, OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28, SAID POINT BEING ON THE CENTERLINE OF WASHBURN WAY; THENCE S00°04'58"W, ALONG THE SAID CENTERLINE, 682.75 FEET; THENCE, LEAVING SAID CENTERLINE, S88°21'27"W 127.73 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 3 AND BEING THE TRUE POINT OF BEGINNING OF THIS DECRPTION; THENCE S02°29'27"W, ALONG THE SAID EAST LINE OF GOVERNMENT LOT 3, 683.56 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE S88°35'48"W, ALONG THE SAID SOUTH LINE OF GOVERNMENT LOT 3, 68.34 FEET; THENCE, LEAVING SAID SOUTH LINE OF SAID GOVERNMENT LOT 3, N00°52'00"W 681.56 FEET; THENCE N88°21'27"E 108.39 FEET TO THE POINT OF BEGINNING, CONTAINING 3.61 ACRES, MORE OR LESS, WITH BEARINGS BASED ON R.O.S. 3423 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030). This conveyance is made pursuant to the approval of "Property Line Adjustment 1-23".

Dated this 24 day of May, 2023.

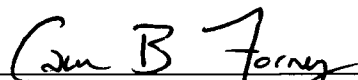


Lee Sukraw

STATE OF OREGON ss}
COUNTY OF KLAMATH

This instrument was acknowledged before me on this 24 day of May, 2023.

By: Lee Sukraw.



Notary Public for the State of Oregon

My commission expires: November 24, 2023

