

2023-004273

Klamath County, Oregon



00315461202300042730030030

AFTER RECORDING, RETURN TO:  
Mika N. Blain – Blain Law, LLC  
517 Main Street  
Klamath Falls OR 97601

06/05/2023 12:54:52 PM

Fee: \$92.00

SEND TAX STATEMENTS TO:  
Dixie McNary, Trustee  
9737 Spring Lake Road  
Klamath Falls OR 97603

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### BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 26<sup>th</sup> day of May 2023, by Dixie I. McNary, surviving Grantor, who conveys to Dixie McNary, Trustee of the Dixie McNary Revocable Living Trust, Dated May 26 2023, and her successors in Trust, Grantees, the parcels of real property, and improvements and appurtenances thereon, in the County of Klamath, State of Oregon, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Klamath County Assessor's Tax Lot No. 3909-03400-00200 - Parcel No.  
586903 and Klamath County Assessor's Tax Lot No. 3909-03400-00100 -  
Parcel No. 586887.

More commonly referred to as 9737 Spring Lake Road, Klamath Falls OR 97603

The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING

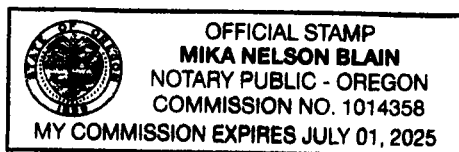
PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 26<sup>th</sup> day of May 2023.

Dixie I McNary  
Dixie I. McNary

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 26<sup>th</sup>, 2023, by Dixie I. McNary.



Mika Nelson Blain  
Notary Public for Oregon  
My Commission Expires: 07/01/2025

Exhibit "A"

The following described real property situate in the County of Klamath, State of Oregon:

NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, LESS a portion heretofore conveyed to the United States of America and less the Southerly 46 feet of the property herein conveyed and also except any portion lying within Spring Lake Road; ALSO

SAVING AND EXCEPTING the following: Commencing at the Northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South, along the West boundary of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , 1164.70 feet to the true point of beginning; thence South, 130 feet, more or less, to a point 23.00 feet North of the Southwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section; thence East, parallel to the South boundary of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ , 770.2 feet; thence North, 130.00 feet; thence West 770.2 feet to the true point of beginning. EXCEPTING therefrom, that part of the above described tract lying within Spring Lake County Road.

SUBJECT TO:

Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.