



THIS SPACE RESERVED FOR

2023-004571

Klamath County, Oregon

06/14/2023 01:56:02 PM

Fee: \$92.00

Marvin T. Pace Jr.

Grantor's Name and Address

Kyla R. Pace

7609 Jacks Way

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Kyla R. Pace

7609 Jacks Way

Klamath Falls, OR 97603

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

Kyla R. Pace

7609 Jacks Way

Klamath Falls, OR 97603

File No. 582320AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Marvin T. Pace Jr.,

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

Kyla R. Pace,

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:

Please see attached Exhibit "A"

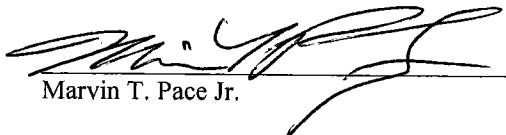
The true consideration for this conveyance is To convey title.

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

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


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 9 day of June, 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.


Marvin T. Pace Jr.

State of Oregon } ss
County of Klamath }

On this 9 day of June, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Marvin T. Pace Jr., 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

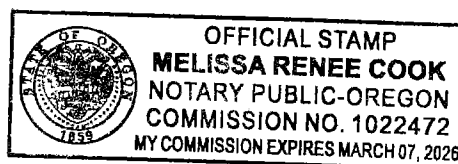


EXHIBIT "A"

PARCEL 1:

A tract of land situated in the S1/2 NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00°01'10" West 1328.73 feet to the Northwest corner of said S1/2 NW1/4 of said Section 18; thence South 89°59'04" East along the North line of said S1/2 NW1/4 of said Section 18, 94.42 feet to the true point of beginning of this description; thence continuing on said North line South 89°59'04" East 474.51 feet; thence South 00°02'42" East 160.00 feet; thence North 89°59'04" West 474.51 feet; thence North 00°02'42" West 160.00 feet to the true point of beginning with bearings based on record of survey 2843 as recorded in the office of the Klamath County Surveyor.

PARCEL 2:

A tract of land situated in the S1/2 NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00°01'10" West 1328.73 feet to the Northwest corner of said S1/2 NW1/4 of said Section 18; thence South 89°59'04" East along the North line of said S1/2 NW1/4 of said Section 18, 568.93 feet; thence South 00°02'42" East 160.00 feet to the true point of beginning of this description; thence South 00°02'42" East 262.87 feet; thence North 64°56'14" West 219.53 feet; thence North 79°13'44" West 136.41 feet; thence along the arc of a curve to the right (central angle=20°13'30" and radius=380.00 feet) 134.14 feet; thence North 59°00'14" West 101.65 feet to a point on the Easterly right of way line of State Highway 39; thence North 00°02'42" West along said Easterly right of way line 44.61 feet; thence South 89°59'04" East 544.51 feet to the true point of beginning of this description with bearings based on record of survey 2843 as recorded in the office of Klamath County Surveyor.

TOGETHER WITH a perpetual and non-exclusive easement for access to and egress from the above described property along and upon the following described strip of land; a 60 foot strip of land situated in the N1/2 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian being 30 feet on either side of measured at right angles from the following described center line; beginning at a point on the Easterly right of way line of State Highway 39, said point being South 00°01'10" West 2162.47 feet and South 89°51'42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89°51'42" East 599.83 feet; thence North 00°02'42" West 439.32 feet.