

2023-004691

Klamath County, Oregon



00315986202300046910020022

06/20/2023 10:48:00 AM

Fee: \$87.00

Grantor's Name and Address:

Peter A. Nevin
17017 Hwy 140 E
Dairy, Oregon 97625

Grantee's Name and Address:

Peter A. Nevin Revocable Living Trust
Attention: Peter A. Nevin
17017 Hwy 140 E
Dairy, Oregon 97625

After recording return to:

Stahancyk, Kent & Hook P.C.
Attention: Frederick Schroeder
158 NE Greenwood Ave
Bend, Oregon 97701

Mail all tax statements to:

Peter A. Nevin Revocable Living Trust
Attention: Peter A. Nevin
17017 Hwy 140 E
Dairy, Oregon 97625

**BARGAIN AND SALE DEED
(Statutory Form)**

Peter A. Nevin, grantor, conveys to Peter A. Nevin as trustee for the Peter A. Nevin Revocable Living Trust dated June 12, 2023, grantee, and unto grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, to his undivided 25% interest in the following real property, situated in Klamath County, State of Oregon, described as follows:

SEE ATTACHED "EXHIBIT A"


Map Tax Lot No(s). 3810-00000-03201; 3810-00000-03400; and 3810-02500-00400 (for reference only)

This property is subject to all liens, easements, and encumbrances of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true and actual consideration for this conveyance includes other property or value that represents the whole consideration.

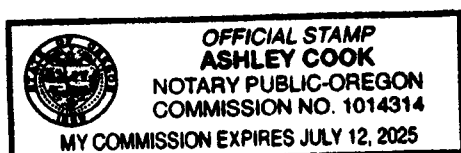
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 12 day of June, 2023.


Peter A. Nevin

State of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me this 12 day of June, 2023 by Peter A. Nevin to be his voluntary act and deed.



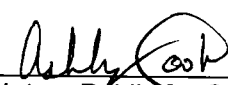

Notary Public for Oregon
My Commission Expires: July 12, 2025

Exhibit A
Legal Description

PARCEL 1 (Map Tax Lot No. 3810-00000-03201)

A parcel of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence North 00 degrees 25' 18" East, on the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, 1,094.37 feet to a point on the West line of the Swan Lake Road; thence North 24 degrees 16' 46" West on said West line, 465.48 feet; thence South 65 degrees 43' 14" West, 700.00 feet; thence South 24 degrees 16' 46" East 1,260.84 feet; thence South 65 degrees 43' 14" West, 100.00 feet; thence South 24 degrees 16' 46" East, 44.29 feet, more or less, to a point on the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence East on said South line 375.92 feet to the point of beginning.

PARCEL 2 (Map Tax Lot No. 3810-00000-03400)

A parcel of land situated in the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 26, Township 38 South, Range 10 East, Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South 00 degrees 25' 18" West on the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, 820.03 feet; thence North 24 degrees 16' 46" West 899.57 feet to a point on the North line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence East on said North line, 375.92 feet to the point of beginning.

PARCEL 3 (Map Tax Lot No. 3810-02500-00400)

A parcel of land situated in the SW $\frac{1}{4}$ of Section 25, Township 38 South, Range 10 East, Willamette Meridian, Klamath County, Oregon described as follows:

That portion of the said SW $\frac{1}{4}$ lying Westerly of the Swan Lake Junction Road and the Klamath Falls-Lakeview Highway, Excepting the following:

Beginning at the Southwest corner of said Section, thence North 00 degrees 25' 18" East on the West line of said Section 25, 492.62 feet; thence South 24 degrees 16' 46" East, 374.95 feet; thence East, 388.37 feet to a point on the West line of State Highway 140; thence South 13 degrees 43' 14" West on the West line of said State Highway 140, 155.25 feet, more or less, to the South line of said Section 25; thence West on said South line 509.35 feet to the point of beginning.