

2023-005513

Klamath County, Oregon



00316886202300055130020026

07/05/2023 10:45:39 AM

Fee: \$87.00

After Recording Return To:
Leahy Cox, LLP
188 West B Street, Bldg N
Springfield, OR 97477

Until Requested otherwise,
send all tax statements to:
Same as before

BARGAIN AND SALE DEED

Robert F. Morin and Joy L. Morin, Grantors, convey to Robert Francis Morin and Joy Lynn Morin, trustees or their successors in interest, of the Lickety & Banana Split Living Trust dated June 29, 2023, and any amendments thereto, Grantees, the following real property situated in Klamath County, Oregon, commonly known as 1319 Crescent Cut-off-Road, Crescent, Klamath County, Oregon, and more particularly described below:

See Exhibit "A" attached hereto and made a part hereof;


Map and Tax Lot #as of date of execution: 2408-025AO-01101

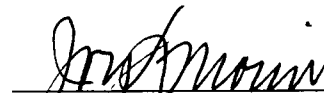
Tax Account #as of date of execution: 17387

The true consideration of this conveyance is other than monetary.

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.

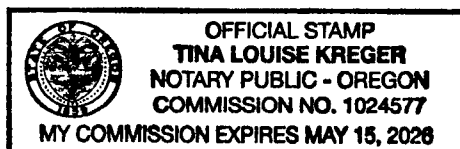
DATED this 29 day of June, 2023.


Robert F. Morin


Joy L. Morin

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on June 29, 2023, by Robert F. Morin and Joy L. Morin.



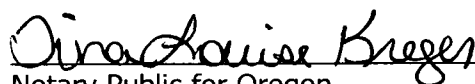

Notary Public for Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

The Southerly 200.00 feet located in the SW1/4 of the NE1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 880 feet West of the Southeast corner of the SW1/4 of the NE1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North parallel with the West line of said SW1/4 of the NE1/4 1320 feet more or less to the North line of the SW1/4 of the NE1/4; thence West along the North line of the SW1/4 of the NE1/4 220 feet; thence South parallel with the West line of the SW1/4 of the NE1/4 1320 feet more or less to the South line of the SW1/4 of the NE1/4; thence East along the South line of the SW1/4 NE1/4 220 feet to the point of beginning. SAVING AND EXCEPTING that portion lying within the boundaries of Crescent Road. Said parcel also known as Parcel 1 of Major Partition 30-88.