

2023-006248

Klamath County, Oregon

THIS SPACE RESERVED FOR RE



00317797202300062480030031

07/26/2023 10:13:37 AM

Fee: \$92.00

Returned at Counter

Dylan Dariano

3947 Fawn Ave

Klamath Falls, OR 97601

Grantor's Name and Address

David W. Dariano

865 Wiard St

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

David W. Dariano

865 Wiard St

Klamath Falls, OR 97603

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

David W. Dariano

865 Wiard St

Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Dylan Dariano**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto **David W. Dariano**,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE DESCRIPTION.

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

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 26 day of July, 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.



Dylan Dariano

State of Oregon} ss
County of Klamath}

On this 26th day of July, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Dylan Dariano, 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: March 31, 2026

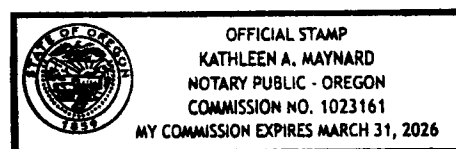


EXHIBIT "A"

PARCEL 1:

A tract of land situated in the W1/2 W1/2 SW1/4 NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the SW1/4 NE1/4 of said Section 35; thence Northerly along the West line of the SW1/4 NE1/4 of said Section 35, 195 feet; thence Easterly at right angles to the said West line 40 feet to the true point of beginning of this description; thence continuing Easterly 20 feet; thence Northerly parallel to the West line of the SW1/4 NE1/4 of said Section 35, 45 feet; thence Westerly at right angles to said West line 20 feet; thence Southerly to the true point of beginning.

PARCEL 2:

A tract of land situated in the W1/2 W1/2 SW1/4 NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the SW1/4 NE1/4 of said Section 35; thence Northerly along the West line of the SW1/4 NE1/4 of said Section 35, 195 feet; thence Easterly at right angles to the said West line 60 feet; thence Northerly parallel to said West line 15 feet to the true point of beginning of this description; thence Easterly at right angles to the West line of the SW1/4 NE1/4 of said Section 35 to a point on the Southerly right of way line of the Enterprise Irrigation District Canal as constructed; thence Northwesterly along said Southerly right of way line of said canal to a point which is 60 feet from, measured at right angles to the West line of the SW1/4 NE1/4 of said Section 35; thence Southerly to the true point of beginning.

PARCEL 3:

A tract of land situated in the W1/2 W1/2 SW1/4 NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the West line of the SW1/4 NE1/4 of said Section 35, said point being Northerly 325.0 feet from the Southwest corner of the SW1/4 NE1/4 of said Section 35; thence Easterly at right angles to the West line of the SW1/4 NE1/4 of said Section 35 to the East line of the W1/2 W1/2 SW1/4 NE1/4 of said Section 35; thence Southerly along said East line to the Southerly right-of-way line of the Enterprise Irrigation District Canal as presently constructed; thence Northwesterly along said Southerly right-of-way line of said canal to the West line of the SW1/4 NE1/4 of said Section 35; thence Northerly along said West line to the point of beginning. EXCEPTING THEREFROM, the Westerly 60 feet of the above described tract of land.

TOGETHER WITH an Easement disclosed in Agreement recorded April 20, 1972, in Volume M72 page 4181, Deed Records of Klamath County, Oregon, and Easement disclosed by Stipulated Judgment Order entered January 13, 1989, in Case #87-414 CV in the Circuit Court Records of the State of Oregon for Klamath County.