

THIS SPACE RESERVED FOR REC

2023-006605

Klamath County, Oregon



00318212202300066050030037

08/03/2023 02:54:42 PM

Fee: \$92.00

The Caron and Elizabeth Merkley Family Trust  
Michael F. Merkley and Elizabeth M. Merkley, Successor  
Trustees

3447 Hwy 39  
Klamath Falls, OR 97603

Grantor's Name and Address

Sheila E. McKelvie

94441 Hwy 140  
Lakeview, OR 97630

Grantee's Name and Address

After recording return to:

Sheila E. McKelvie

94441 Hwy 140

Lakeview, OR 97630

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

Sheila E. McKelvie

94441 Hwy 140

Lakeview, OR 97630

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Michael F. Merkley, Successor Trustee and Elizabeth M. Merkley, Successor Trustee of the Carson and Elizabeth Merkley Family Trust, Dated February 12, 2018,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Sheila E. McKelvie,**

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 LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

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 13 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.

The Carson and Elizabeth Merkley Family Trust, Dated February 12, 2018

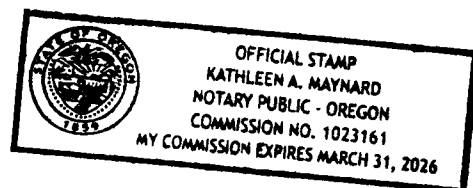
Michael F. Merkley  
Michael F. Merkley, Successor Trustee

Elizabeth M. Merkley  
Elizabeth M. Merkley, Successor Trustee

State of Oregon} ss  
County of Klamath}

On this 13 day of July, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Michael F. Merkley and Elizabeth M. Merkley, 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.

Kathleen A. Maynard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026



LEGAL DESCRIPTION  
EXHIBIT "A"

PARCEL 1

Lot 17, Block 8, NORTH BLY, in the County of Klamath, State of Oregon.

PARCEL 2

A tract of land in the SE 1/4 SE 1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 17, Block 8, NORTH BLY, a recorded plat, said point being on the North line of Marvin Street; thence West along the North line of Marvin Street 50 feet to a point; thence North and parallel with the West line of said Lot 17, 125 feet to the South line of a 20 foot alley; thence East along the South line of said alley 50 feet to the Northwest corner of said Lot 17; thence South tracing the West line of said Lot 17, 125 feet to the point of beginning.

APN: 3614-034DD-00900

PARCEL 3

Lots 24, 25, 26, and 27, Block 4, NORTH BLY, in the County of Klamath, State of Oregon.

TOGETHER WITH that portion of Marvin Street vacated by Order to Vacate, recorded March 13, 1973 in Book M-73 at page 2664, which inures to above described property.

APN: 3614-034DD-01200