

2023-006899

Klamath County, Oregon



00318567202300068990020020

08/14/2023 11:17:55 AM

Fee: \$87.00

Grantor's Name and Address:

Peter A. Nevin and Malinda B. 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 and Malinda B. Nevin, grantors, convey 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, the following real property, situated at 1051 and 1030 Mitchell Road, in Klamath County, State of Oregon, described as follows:

SEE ATTACHED "EXHIBIT A"

Map Tax Lot No(s). 3810-00000-02701 and 3811-V3000-00300, respectively (for reference only)

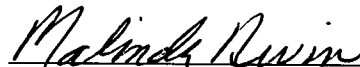
This property is subject to all liens, easements, and encumbrances of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

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.

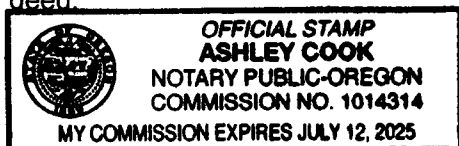
In Witness Whereof, the grantor has executed this instrument this 28th day of July, 2023.

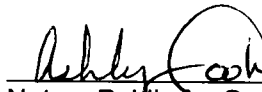

Peter A. Nevin


Malinda B. Nevin

State of Oregon, County of Deschutes) ss.

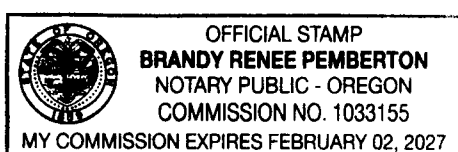
This instrument was acknowledged before me this 12th day of June, 2023 by Peter A. Nevin to be his voluntary act and deed.




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

State of Oregon, County of Klamath) ss.

This instrument was acknowledged before me this 28th day of July, 2023, by Malinda B. Nevin to be her voluntary act and deed.



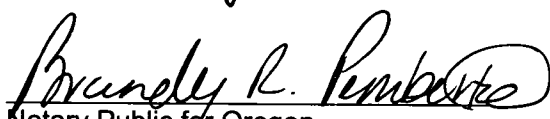

Notary Public for Oregon
My Commission Expires: Feb 02, 2027

Exhibit A
Legal Description

From AmeriTitle email:

Parcel 2 of Land Partition 6-03, as recorded at the Klamath County Clerk's Office. Situated in Section 24, Township 38 South, Range 10 East of the Willamette Meridian and in the South ½ of Section 30, the North ½ of Section 31, Township 38 South Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following described Property:

A Tract of land being situated in the NW ¼ and the SW ¼ of Section 24, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Said Tract being a portion of Unsurveyed Parcel 2 of Land Partition 6-03 as recorded at the Klamath County Clerk's Office. Being more particularly described as follows:

Commencing at the most northwesterly corner of said Parcel 2, thence along the northerly line of said Parcel 2, North 50°32'06" East, 745.27 feet; thence continuing along said northerly line, North 49°57'56" East, 213.85 feet to the TRUE POINT OF BEGINNING; thence continuing along said northerly line, North 49°57'56" East, 731.85 feet to an angle point in said northerly line; thence along said northerly line, South 35°15'13" East, 278.40 feet to an angle point in said northerly line; thence leaving said northerly line of said Parcel 2, along the arc of a 1410.00 foot radius curve to the right through a central angle of 31°18'45" (the long chord of which bears South 71°20'44" West, 761.02 feet) and arc distance of 770.58 feet to the point of beginning.

IN ADDITION THERETO the following described Property:

A Tract of land being situated in the NW ¼ and the SW ¼ of Section 24, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Said Tract being a portion of Unsurveyed Parcel 2 of Land Partition 50-07 as recorded at the Klamath County Clerk's Office. Being more particularly described as follows:

Beginning at the most southeasterly corner of said Parcel 2, thence along the southerly line of said Parcel 2, South 60°16'08" West, 1263.30 feet; thence leaving said southerly line, North 54°44'47" East, 1343.37 feet to the easterly line of said parcel 2; thence along said easterly line, South 00°00'00" East, 148.88 feet to the point of beginning.