

2023-007001

Klamath County, Oregon

Returned at Counter



00318690202300070010030039

08/16/2023 09:11:23 AM

Fee: \$92.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Jerry M. Molatore and Yvette M. Molatore
2942 Anchor Way
Klamath Falls, OR 97601

Grantor:

Jerry Molatore
2942 Anchor Way
Klamath Falls, OR 97601

Grantee:

Jerry M. Molatore and Yvette M. Molatore
2942 Anchor Way
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

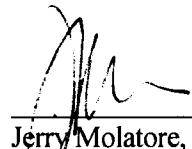
Jerry Molatore, Grantor, conveys to Jerry M. Molatore and Yvette M. Molatore, tenants by the entirety, Grantees, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

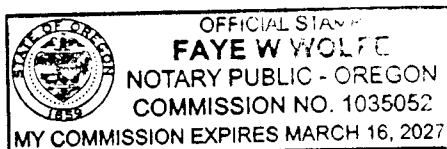
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 15th day of August, 2023.


Jerry Molatore, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 15th day of August, 2023, the above-named Jerry Molatore, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:




Notary Public for Oregon

My Commission expires: 3.16.27

Exhibit A

Parcel 1:

A parcel of land situated in Section 21, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, being more particularly described as follows: Commencing at the Northwest corner of the SW 1/4 NW 1/4 of said Section 21; thence North 88°50'30" East, 2205.00 feet to a point on the Southerly right-of-way line of Joe Wright Road, a county road and the Point of Beginning for this description; thence South 00°10' West, 560 feet more or less to the Northeasterly right-of-way line of the U.S.B.R. C-4-E-1 lateral; thence Southeasterly along said Northeasterly right-of-way line to its intersection with the West line of the SE 1/4 of said Section 21; thence Southerly along said West line to the Southwest corner of SW 1/4 SE 1/4 of said Section 21; thence Easterly along the South line of said Section 21 to the Southeast corner of the SW 1/4 SE 1/4 of said Section 21; thence Northerly along the East line of the SW 1/4 SE 1/4 of said Section 21 to its intersection with the Southwesterly right-of-way line of the U.S.B.R. Lost River Diversion Canal; thence Northwesterly along said right-of-way line to its intersection with the West line of the NE 1/4 of said Section 21; thence Northerly along said West line 60 feet more or less to said South right-of-way line of Joe Wright Road; thence Westerly along said South right-of-way line 450 feet more or less to the point of beginning.

EXCEPTING THEREFROM any portion lying within the Lost River Diversion Channel and any portion lying within the U.S.B.R. C-4-E-1 lateral.

NW 1/4 NE 1/4; SW 1/4 NE 1/4; SE 1/4 NE 1/4 lying Westerly of the Westerly right-of-way line of the U.S.B.R. C-4-E lateral; SE 1/4 NW 1/4; NE 1/4 NW 1/4 Excepting therefrom the Westerly 85 feet. All of the above in Section 28, Township 39 South, Range 9 E.W.M., Klamath County, Oregon. Excepting therefrom any portion lying within the U.S.B.R. C-4-E-1 lateral and the U.S.B.R. C-4-E lateral.

A parcel of land situated in Section 28, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, being more particularly described as follows: Commencing at the Northwest corner of said Section 28; thence Easterly along the North line of said Section 28, 756 feet more or less to the Point of Beginning for this description; thence continuing Easterly along the said North section line, 710 feet more or less to a point that is 85 feet Easterly of the East line of NW 1/4 NW 1/4 of said Section 28; thence leaving said North section line, Southerly, parallel to but 85 feet Easterly of the East line of the NW 1/4 NW 1/4 of said Section 28, 50 feet; thence West 710 feet more or less to the Northwest corner of that property described in Volume M-75, page 2064, Microfilm Records of Klamath County, Oregon; thence North 50 feet to the point of beginning.

Saving and Excepting that portion described as follows: Commencing at the Northwest corner of said Section 28; thence along the Westerly line of said section South 00°01'40" West 51.50 feet; thence leaving said section line South 89°58'20" East 756.58 feet to the Northeast corner of that parcel described in Deed Volume M-73 page 7239, Klamath County Deed Records; thence continuing South 89°58' 20" East 653.63 feet to a point that is 85.00 feet easterly when measured at a right angle, from the East line of the NW 1/4 NW 1/4 of said Section 28 and the True Point of Beginning for this description; thence parallel to and 85.00 feet distant from said East line South 00°00'42" West 1233.48 feet to the South line of the NE 1/4 NW 1/4 of said Section 28; thence along said South line South 88°33'34" West 85.03 feet to the Southeast corner of the NW 1/4 NW 1/4 of said Section 28; thence along the West line of the SE 1/4 NW 1/4 of said Section 28, South 00°00'42" West 1332.23 feet to the Southwest corner of said SE 1/4 NW 1/4; thence along the South line of said SE 1/4 NW 1/4 North 89°02'20" East 1038.84 feet; thence leavin said South line North 00°00'42" East 326.09 feet; thence South 87°49'21" West 221.12 feet; thence North 49°16'47" West 388.99 feet; thence North 41°20'35" West 99.07 feet; thence North 39°25'03" West 192.25 feet; thence North 37°13'38" West 51.79 feet; thence North 45°45'28" West 69.74 feet; thence North 40°27'14" West 128.46 feet to a point that is 195.35 feet, when measured at a right angle, from the West line of the SE 1/4 NW 1/4 of said Section 28; thence parallel to and 195.35 feet distant from said West line North 00°00'42" East 320.45 feet to the South line of the NE 1/4 NW 1/4 of said Section 28; thence continuing North 00°00'42" East 1230.65 feet; thence North 89°58'20" West 110.35 feet to the point of beginning.

Parcel Two:

SW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the Easterly right of way line of the U.S.B.R. C-4-E-1 Lateral.

EXCEPTING THEREFROM that portion lying Southwesterly of the C-4-E Lateral.

ALSO EXCEPTING THEREFROM that portion of said SW 1/4 within the rights of way of the U.S.B.R. C-4-E Lateral, the C-4-E-1 Lateral and the 1-N Drain and Tingley Lane a county road.

ALSO EXCEPTING THEREFROM a tract of land situated in the S 1/2SW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Easterly right of way of the U.S.B.R. C-4-E Lateral and the South line of said Section 21, said point being North 88°04'48" East 849.39 feet from the Southwest corner of said Section 21; thence Northerly along the Easterly right of way of said lateral the following courses: North 28°15' West 133.37 feet, along the arc of a curve to the right (radius = 118.24 feet) 48.84 feet, North 04°35' West 438.30 feet, along the arc of a curve to the left (radius = 169.24 feet) 113.05 feet, North 43°05' West 181.79 feet; thence leaving said right of way, East 1191.46 feet to the Westerly right of way of the U.S.B.R. 1-N Drain; thence Southerly along said right of way, the following courses: South 04°04' East 318.00 feet, South 09°32' East, 326.46 feet, South 10°02' East, 164.45 feet to the South line of said Section 21; thence South 88°04'48" West 1016.46 feet to the point of beginning, with bearings based on Survey No. 1681 as recorded in the Klamath County Surveyor's Office.

ALSO EXCEPTING THEREFROM: A tract of land situated in the SW1/4 of Section 21, Township 39 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 said SW 1/4, said point being North 00°08'31" East 1517.47 feet from the Southwest corner of said Section 21; thence South 86°28'34" East 1689.90 feet to the Westerly right of way line of the U.S.B.R. 1-N Drain; thence Southerly along said Westerly right of way line, South 26°36' East 78.00 feet and South 04°04' East 481.48 feet to the Northeast corner of property in Deed Volume M-78 on page 18543, Microfilm records of Klamath County, Oregon, thence West, along the North line of said Deed Volume 1191.46 feet to the Easterly right of way line of the Klamath Irrigation District C-4-E lateral; thence Northerly along said Easterly lateral right of way line, North 43°05' West 725.11 feet, along the arc of a curve to the left (radius = 597.96 feet, central angle = 06°00') 62.62 feet, North 49°05' West 31.87 feet to the West line of the SW 1/4 of said Section 21; thence North 00°08'31" East 60.00 feet to the point of beginning.