

2023-007044

Klamath County, Oregon



00318749202300070440050053

08/18/2023 09:34:06 AM

Fee: \$102.00

Recording Office

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to: ORS 205.234(1)(c)

Sukraw Properties, LLC

1881 Lower Klamath Lake Road

Klamath Falls, OR 97603

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Bargain and Sale Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Lee R. Sukraw and Louise A. Holst, Trustee

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

~~Sukraw Properties, LLC~~ Louise A Holst

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 0.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Sukraw Properites, LLC

1881 Lower Klamath Lake Road

Klamath Falls, OR 97603

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: 2016-008555 and 2023-006809

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of Michael P. Rudd

to correct legal description

previously recorded in book 2016 and page 8555 , or as fee number ."

and 2023-006809

2016-008555
Klamath County, Oregon



08/12/2016 01:29:17 PM

Fee: \$52.00

2023-006809
Klamath County, Oregon



08/10/2023 03:17:57 PM

Fee: \$97.00

Returned at Counter

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Sukraw Properties, LLC
1881 Lower Klamath Lake Road
Klamath Falls, OR 97603

GRANTORS:

Lee R. Sukraw
Louise A. Holst
Louise A. Holst, Trustee
1881 Lower Klamath Lake Road
Klamath Falls, OR 97603

GRANTEE:

Sukraw Properties, LLC
1881 Lower Klamath Lake Road
Klamath Falls, OR 97603

Rerecorded at the request of Michael P. Rudd
to correct legal description previously
recorded in Instrument ~~2016-006555~~.

2016-008555*

-BARGAIN AND SALE DEED-

Lee R. Sukraw, Louise A. Holst, individually, and Louise A. Holst, successor Trustee of the Eleanor A. Sukraw Trust dated January 17, 1990, all as to one-third interest each, Grantors, convey to Louise A. Holst, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:


*and Instrument 2023-006809

See Attached Exhibit "A"

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

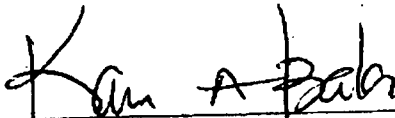
DATED this 5 day of August, 2016.


Lee R. Sukraw

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared this 5th day of AUGUST, 2016, Lee R. Sukraw and acknowledged this instrument to be his true act and deed. Before me:




Notary Public for Oregon
My Commission expires: 9.20.2017

Louise A. Holst
Louise A. Holst

Louise A. Holst
Louise A. Holst, Successor
Trustee of the Eleanor A.
Sukraw Trust

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared this 3rd day of AUGUST, 2016,
Louise A. Holst, individually, and as successor Trustee of the
Eleanor A. Sukraw Trust and acknowledged this instrument to be
her true act and deed. Before me:



Karen A. Baker
Notary Public for Oregon
My Commission expires: 9.20.2017

EXHIBIT A

Parcel 2:

Government Lot 2, Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon.

Parcel 3:

That portion of the NW1/4NE1/4 lying westerly from the right of way of the Modoc Northern Railway and all of the NE1/4NW1/4, Section 27, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM a Tract of land situated in the NW1/4NE1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at an iron pin at the intersection of the Southwest boundary of the county road and the Southerly boundary of the USBR drain ditch, said point being Westerly a distance of 694.0 feet and South 33 degrees 16' East a distance of 119.5 feet from the USGLO brass cap monumenting the East 1/16 corner common to Sections 22 and 27; thence South 33 degrees 16' East along the Southwest boundary of the county road a distance of 472.0 feet to an iron pin; thence South 56 degrees 44' West at right angles to said county road a distance of 26.0 feet to an iron pin on the Northeast boundary of an irrigation ditch; thence North 52 degrees 45' West along said irrigation ditch a distance of 276.5 feet to an iron pin; thence continuing along said irrigation ditch North 61 degrees 56' West a distance of 87.0 feet to an iron pin on the Westerly boundary of an irrigation ditch; thence North 0 degrees 08' West along said irrigation ditch a distance of 204.0 feet to an iron pin on the Southerly bank of the USBR drain ditch; thence South 86 degrees 41' East along said drain ditch, a distance of 60.3 feet, more or less, to the point of beginning.

TOGETHER WITH: A Tract of land situated in the NW1/4NE1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southeasterly corner of that tract of land described in volume M-70 Page 10918 of the Klamath County Deed Records, from which the North ¼ corner of said Section 27 bears N62°08'09"W 1095.11 feet; thence N33°16'W 119.77 feet; Thence West 106.38 feet, to the Southwesterly line of said tract; Thence, along the said Southwesterly line, S52°45'E 188.83 feet and N56°44'E 26.00 feet to the point of beginning.

Parcel 4:

The SW1/4NW1/4 and the NW1/4NW1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING the following portion of said NW1/4NW1/4, to wit: Beginning at the intersection of the North line of said Section 27 and the centerline of the existing drain (as constructed over and upon the ground) which intersection is 427.0 feet, more or less, East of the Northwest corner of said Section 27; thence West along North line of said Section 27, a distance of 427.0 feet, more or less, to the Northwest corner of said Section 27; thence South along West line of said Section 27 a distance of 621.0 feet to a point; thence East a distance of 740.0 feet, more or less, to a point on centerline of aforementioned drain; thence Northwesterly along centerline of said drain to the point of beginning and also SAVING AND EXCEPTING from said SW1/4NW1/4 that portion thereof which lies Southwesterly of the NO. 1 Drain which crosses said SW1/4NW1/4 of Section 27. SAVING AND EXCEPTING the following described portion: a Parcel of land lying in the NW1/4NW1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a point on the West line of Section 27, 621 feet south from the Northwest corner thereof; thence South along the West Section line 300 feet; thence East 363 feet; thence North parallel to the West Section line 300 feet to a point due East to the point of beginning; thence West 363 feet, more or less, to the point of beginning.

State of Oregon

County of Klamath

I hereby certify that instrument #2016-008555, recorded on 8/12/2016, consisting of 3 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Michelle Long, Klamath County Clerk

Date: August 4th, 2023



Daniel Beard

EXHIBIT A

Parcel 3:

That portion of the NW1/4NE1/4 lying westerly from the right of way of the Modoc Northern Railway and all of the NE1/4NW1/4, Section 27, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM a Tract of land situated in the NW1/4NE1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at an iron pin at the intersection of the Southwest boundary of the county road and the Southerly boundary of the USBR drain ditch, said point being Westerly a distance of 694.0 feet and South 33 degrees 16' East a distance of 119.5 feet from the USGLO brass cap monumenting the East 1/16 corner common to Sections 22 and 27; thence South 33 degrees 16' East along the Southwest boundary of the county road a distance of 352.23 feet to an iron pin; thence East 252.72 feet to an iron pin; thence North 00 degrees 08' West a distance of 298 feet to a point; thence South 86 degrees 41' East along a drain ditch, a distance of 60.3 feet, more or less, to the point of beginning.

Parcel 4:

The SW1/4NW1/4 and the NW1/4NW1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING the following portion of said NW1/4NW1/4, to wit: Beginning at the intersection of the North line of said Section 27 and the centerline of the existing drain (as constructed over and upon the ground) which intersection is 427.0 feet, more or less, East of the Northwest corner of said Section 27; thence West along North line of said Section 27, a distance of 427.0 feet, more or less, to the Northwest corner of said Section 27; thence South along West line of said Section 27 a distance of 621.0 feet to a point; thence East a distance of 740.0 feet, more or less, to a point on centerline of aforementioned drain; thence Northwesterly along centerline of said drain to the point of beginning and also SAVING AND EXCEPTING from said SW1/4NW1/4 that portion thereof which lies Southwesterly of the NO. 1 Drain which crosses said SW1/4NW1/4 of Section 27. SAVING AND EXCEPTING the following described portion: a Parcel of land lying in the NW1/4NW1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a point on the West line of Section 27, 621 feet south from the Northwest corner thereof; thence South along the West Section line 300 feet; thence East 363 feet; thence North parallel to the West Section line 300 feet to a point due East to the point of beginning; thence West 363 feet, more or less, to the point of beginning.