2023-007136 Klamath County, Oregon



08/21/2023 11:37:42 AM

Fee: \$87.00

AFTER RECORDING RETURN TO: Cornerstone Law Group 1328 SW Baseline St. Suite 104

Hillsboro, Oregon 97123

UNTIL A CHANGE IS REQUESTED SEND TAX STATEMENTS TO: Tim McLeod 46400 SW Saddleback Drive Gaston, Oregon 97119

This space is reserved for recorder's use.

BARGAIN AND SALE DEED

Cathy Rowley, Grantor, conveys to Tim McLeod, Grantee, the following described real property situated in Klamath County, Oregon:

PARCEL 1:

A tract of land situated in the NE ¼ SW ¼ of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the East line of FRONTIER TRACTS, said point being South 0° 36' West a distance of 211.1 feet from the center \(^1\)4 corner of said Section 10; thence South 89° 24' West a distance of 100 feet to an iron pin; thence North 0° 36' East a distance of 50.0 feet to an iron pin; thence North 89° 24' East a distance of 100.0 feet to an iron pin on the East line of Frontier Tracts; thence South 0° 36' West along the East line of Frontier Tracts a distance of 50.0 feet, more or less, to the point of beginning.

PARCEL 2:

A tract of land situated in the NE ¼ SW ¼ of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the East line of FRONTIER TRACTS, said point being South 0° 36' West a distance of 261.1 feet from the center ¼ corner of said Section 10; thence South 89° 24' West a distance of 100.0 feet to an iron pin; thence North 0° 36' East a distance of 50.0 feet to an iron pin; thence North 89° 24' East a distance of 100.0 feet to an iron pin on the East line of Frontier Tracts; thence South 0° 36' West along the East line of Frontier Tracts a distance of 50.0 feet, more or less, to the point of beginning.

The true consideration for this conveyance is \$0. The whole consideration consists of other value given.

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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 REGULATION. BEFORE SIGNING OR ACCEPTIN THIS INSTRUMENT, THE PERSON ACCOUIRING FEE TITLE TO 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 OF 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 SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010

DATED _August 18, 2023	
	Cathy Rowley Danceley
STATE OF OREGON)
County of Washington)ss)

This instrument was acknowledged before me on this 18th day of August, 2023, by Cathy Rowley.

OFFICIAL STAMP
SUSAN BETH BUCHHOLZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 1034509
MY COMMISSION EXPIRES FEBRUARY 28, 2027

NOTARY PUBLIC FOR OREGON

My Commission Expires: 2/28/2027