



2023-007339
Klamath County, Oregon
08/28/2023 08:30:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Melissa M. Wilson and Duffy Caldwell

PO Box 741

Gilchrist, OR 97737

Grantee's Name and Address

After recording return to:

Melissa M. Wilson and Duffy Caldwell

Same as above

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

Melissa M. Wilson and Duffy Caldwell

Same as above

File No. 597149AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Duffy M. Caldwell

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Duffy M. Caldwell and Melissa M. Wilson, as Tenants by the Entirety

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 EXHIBIT A

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2408-036DC-00600

2408-036DC-00600

2408-036DC-00500

The true consideration for this conveyance is TO CHANGE VESTING.

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 21 day of Aug, 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.

Duffy M. Caldwell
Duffy M. Caldwell

State of Oregon } ss
County of Deschutes }

On this 21 day of Aug, 2023, before me, Jillian Nadene Pickle, a Notary Public in and for said state, personally appeared Duffy M. Caldwell, 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.

Jillian Nadene Pickle
Notary Public for the State of Oregon
Residing at: Lafayette, OR
Commission Expires: Sept. 23, 24

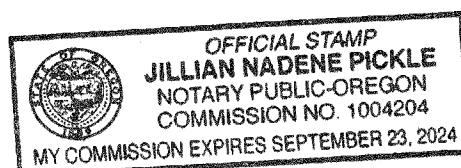


EXHIBIT "A"

597149AM

The following described real property situate in Klamath County, Oregon:

Commencing at the one-quarter corner between Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and Section 1 of Township 25 South, Range 8 East of the Willamette Meridian, and running North 0°32' East for 881.76 feet; thence South 89°15' East, a distance of 1008.2 feet; thence North 180 feet to the point of beginning; thence North 156 feet; thence West 302.3 feet; thence South 156 feet; thence East 302.3 feet back to the point of beginning, being a portion of the SW1/4 of the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and the parcel of land commencing at the one-quarter corner common to Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and Section 1, Township 25 South, Range 8 East of the Willamette Meridian, and running North 0°32' East a distance of 881.76 feet and South 89°15' East a distance of 1008.2 feet and North a distance of 336.0 feet to the true point of beginning; thence continuing North a distance of 139.0 feet; thence West a distance of 302.3 feet; thence South a distance of 139.0 feet; thence East a distance of 302.3 feet more or less, to the point of beginning. Being a portion of the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian.

EXCEPTING THEREFROM THE FOLLOWING:

Commencing at the one-quarter corner between Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and Section 1 of Township 25 South, Range 8 East of the Willamette Meridian, and running North 0°32' East for 881.76 feet; thence South 89°15' East a distance of 1008.2 feet; thence North 180 feet; thence West 151 feet to the point of beginning; thence North 295 feet; thence West 151 feet; thence South 295 feet; thence East 151 feet to the point of beginning, being a portion of the SW1/4 of the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion deeded to Klamath County, a governmental subdivision of the State of Oregon by Instrument dated May 8, 1974 in Volume M74, page 5736, Microfilm Records of Klamath County, Oregon.