Counter

NO PART OF ANY STEVENS-NESS FORM MAY BE REP

2023-007816 Klamath County, Oregon



9658202300078160020021

09/07/2023 01:11:00 PM

Fee: \$87.00

SPACE RESERVED FOR RECORDER'S USE

Sandra G. Albertson 1030 South H St. Lakeview, OR 97630 Grantor's Name and Address
Sage and Pine Partners OR, LLC 4831 Lynbar Ave. Memphis, TN 38117 Grantee's Name and Address After recording, return to (Name and Address): Sage and Pine Partners OR, LLC 4831 Lynbar Ave. Memphis, TN 38117 Until requested otherwise, send all tax statements to (Name and Address): Sage and Pine Partners OR, LLCV 4831 Lynbar Ave. Memphis, TN 38117

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Sandra G. Albertson and Vickie K. Ream

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 ______ County, State of Oregon, described as follows (legal description of property):

See Attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$___O__O_____ .___. ⁽¹⁾ Manyen or xthe WIXMX XXXXXIXIX (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

signature on behalf of a business or other entity is made with the authority of that entity. signature on behalf of a business or other entity is made with the authority 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, dregon 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 reighboring 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.

D. alkerts Dandra Sandra G. Albertson

STATE OF OREGON, County of _____ by Sandra G. + West Son a Vick This instrument was acknowledged before me on __ by

OFFICIAL STAMP KRISTEN CHANDRA WELLS NOTARY PUBLIC-OREGON COMMISSION NO. 1000397 MY COMMISSION EXPIRES MAY 26, 2024 Notary Public for Oregon

My commission expires ____

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

EXHIBIT 'A' LEGAL DESCRIPTION

All that portion of the W1/2 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is the intersection of the Northeasterly line of the County Road conveyed to Klamath County by deed recorded October 21, 1940, in Book 132 at page 543 of Deed Records of Klamath County, Oregon, and the Northwesterly line of the Weed-Klamath Falls Highway, and which said point of beginning is North 0 degrees 43' West 769 feet along the Section line from the iron pin which marks the quarter section corner common to Section 7 and Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and thence following the Northwesterly line of said Highway North 44 degrees 50 1/2' East 340 feet; thence South 45 degrees 09 1/2' East 20 feet; thence following said Northwesterly line of said Highway 472.8 feet more or less, to said true point of beginning; thence North 51 degrees 19 1/2' West along the Northeasterly line of said parcel conveyed to Klamath County by said deed recorded in Book 132 at page 543 a distance of 320 feet; thence Northeasterly and parallel with the Northwesterly line of said Weed-Klamath Falls Highway a distance of 80 feet; thence South 51 degrees 19 1/2' East and parallel with the Northwesterly line of said parcel conveyed to Klamath County a distance of 320 feet to the Northwesterly line of said Weed-Klamath Falls Highway; thence Southwesterly along the Northwesterly line of said Highway a distance of 80 feet, more or less, to the point of beginning.