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2023-008583

Klamath County, Oregon



00320580202300085830030034

10/03/2023 10:58:57 AM

Fee: \$92.00

Tracie V. Chandler

2923 Vale Rd

Klamath Falls, OR 97603

Grantor's Name and Address

Vallie Lawrence Christiaens Jr, et al.

1760 Grouse Run Circle

Roseville, CA 957847

Grantee's Name and Address

After recording return to:

Vallie Lawrence Christiaens Jr, et al.

1760 Grouse Run Circle

Roseville, CA 957847

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

Vallie Lawrence Christiaens Jr, et al.

1760 Grouse Run Circle

Roseville, CA 957847

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Tracie V. Chandler,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Kristine L. Warner, Debbie Grant and Vallie Lawrence Christiaens II who also appears of record as Vallie Lawrence Jr., all as Tenants in Common,**

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 LEGAL DESCRIPTION EXHIBIT "A" ATTACHED**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to Convey Title.

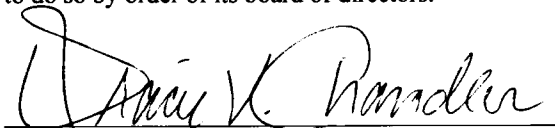
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

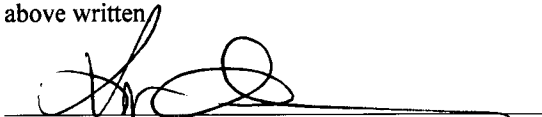
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 instrument this 25 day of September, 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.

  
Tracie V. Chandler

State of Oregon} ss  
County of Klamath}

On this 25 day of September, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Tracie V. Chandler, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026

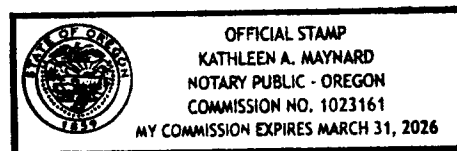


Exhibit "A"  
Legal Description

All of Grantors undivided 8.33% Interest in and to the following described property:

Lot 4, Block 1, Lone Pine on the Sprague, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/80th interest in the following:

A tract of land situated in the SW1/4SE1/4 of Section 11 and the NE1/4 of Section 14 all in Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW1/4 SE1/4 of said Section 11, said point being North 0° 07' 03" West a distance of 71.79 feet from the South 1/4 corner of said Section 11; thence South 62° 56' 13" East 572.55 feet; thence on the arc of a 130 foot radius curve to the right 24.17 feet; thence South 52° 17' 05" East 440.74 feet; thence on the arc of a 130 foot radius curve to the right 33.42 feet; thence South 37° 33' 14" East 141.09 feet; thence on the arc of a 130 foot radius curve to the right 71.41 feet; thence South 06° 04' 53" East 158.13 feet; thence on the arc of a 70 foot radius curve to the left 78.84 feet thence South 71° 26' 17" East 279.26 feet; thence South 72° 03' 37" East 210.79 feet; thence on the arc of a 130 foot radius curve to the right 129.94 feet; thence South 14° 47' 22" East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW1/4 SE1/4 of said Section 11; thence South 0° 07' 13" East along said West line to the point of beginning.

APN 3509-014A-00900