

2023-009409**Klamath County, Oregon**

11/01/2023 09:19:01 AM

Fee: \$97.00

MTCL613441AMKeith McClung and Beverly McClungGrantor's Name and AddressKeith McClung and Beverly McClungDavid R. Fussell and Karli S. FussellGrantee's Name and AddressAfter recording return to:David R. Fussell and Karli S. Fussell177 Leighton Ave.Klamath Falls, OR 97603Until a change is requested all tax statements
shall be sent to the following address:David R. Fussell and Karli S. Fussell177 Leighton Ave.Klamath Falls, OR 97603**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

Keith McClung and Beverly McClung, as Tenants by the Entirety,

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

Keith McClung and Beverly McClung, as Tenants by the Entirety, and David R. Fussell and Karli S. Fussell, as Tenants by the Entirety, all with the Right of Survivorship,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 Attached Exhibit 'A'**

The true consideration for this conveyance is \$215,000.00.

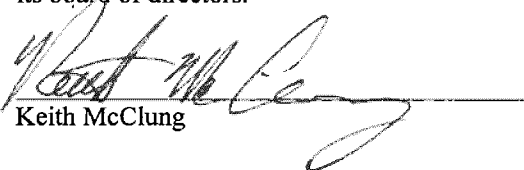
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

**AMERITITLE has recorded this instrument by request
as an accommodation and has not examined it
for regularity and sufficiency or as to its effect upon the
title to any real property that may be described therein.****THAT**

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 19th day of October, 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.


Keith McClung

State of Oregon } ss
County of Klamath }

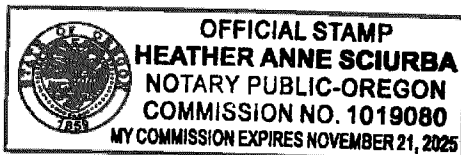
On this 19th day of October, 2023, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Keith McClung, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

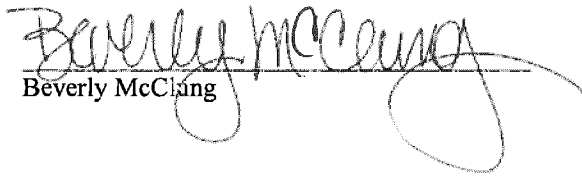
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon

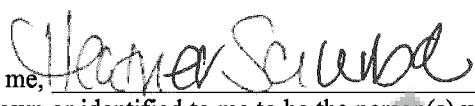
Residing at: Klamath County

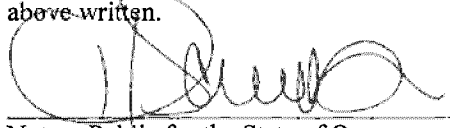
Commission Expires: Nov. 21 2025




Beverly McClung

State of Oregon } ss
County of Klamath }

On this 19th day of October, 2023, before me,  a Notary Public in and for said state, personally appeared Beverly McClung, 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: Nov. 21 2025

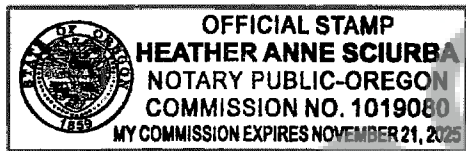


EXHIBIT 'A'

A parcel of land situated in SW1/4 SE1/4 Section 27, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pin on the south one-fourth corner of said Section 27, said point also marking the Northwest corner of "Beverly Heights" subdivision; thence North 0° 51' East along the West line of the SW1/4 SE1/4 of said Section 27 a distance of 303.55 feet to an iron pin; thence East parallel with the North line of "Beverly Heights" subdivision a distance of 545.3 feet to an iron pin; thence South 00° 51' West parallel with the West line of the SW1/4 SE1/4 of Section 27 a distance of 303.55 feet to an iron pin on the Northeast corner of Lot 2, Block 5, "Beverly Heights" subdivision; thence West along the North line of "Beverly Heights" subdivision a distance of 545.3 feet, more or less, to the point of beginning.