

**2023-010225**

**Klamath County, Oregon**

11/28/2023 12:31:01 PM

Fee: \$92.00

Unless a change is requested,  
all tax statements shall be sent to  
Grantee at the following address:  
SAME AS PREVIOUS

After recording, return to:  
HURLEY RE LAW GROUP LLC  
ATTN: JOSHUA M. HOOD  
404 SW COLUMBIA STREET, SUITE 200  
BEND OR 97702

### **BARGAIN AND SALE DEED**

Ronald E. Varcoe, Grantor, conveys to Ronald Erwin Varcoe, Trustees, or a Successor  
Trustee, of Ronald Varcoe Trust, dated November 28, 2023, Grantees, the following described real  
property located in Klamath County, Oregon:

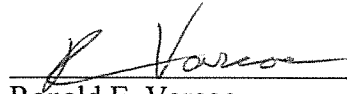
See Attached Legal Description

The true consideration for this conveyance is estate planning purposes.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9

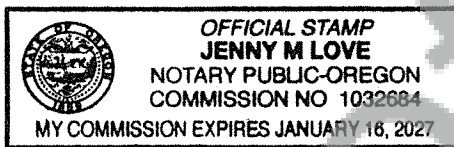
AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


DATED: November 28, 2023

  
\_\_\_\_\_  
Ronald E. Varcoe

State of Oregon                    )  
  ) ss.  
County of Deschutes            )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of November, 2023, by Ronald E. Varcoe.



  
\_\_\_\_\_  
Notary Public for Oregon

**LEGAL  
DESCRIPTION**

All the following described real property situated in Klamath County, Oregon, to-wit:

**PARCEL 1:** Running East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, 877.6 feet; thence running Southerly along the West line of Highway 97, 825 feet to the point of beginning; thence Westerly at right angles to said highway, 100 feet; thence Southerly parallel to said highway, 100 feet; thence Easterly at right angles to said highway, 100 feet; thence Northerly along the West line of said highway, 100 feet to the place of beginning.

The above parcel is subject to 20 feet off the front or Easterly side deed to State Highway Commission.

**PARCEL 2:** Running East from the Northwest corner of the Northwest quarter of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, 857.6 feet; thence running Southerly along the West line of new survey of Highway 97, 925 feet; thence running Westerly at right angles to said Highway, 100 feet; thence Southerly, parallel to said Highway, 100 feet; thence Easterly at right angles to said highway, 100 feet; thence Northerly along said West Highway line 100 feet to place of beginning.

**PARCEL 3:** Running East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, 877.8 feet; thence running Southerly along the West line of Highway 97, 825 feet; thence Westerly at right angles to said highway, 100 feet to point of beginning; thence Southerly, parallel to said highway, 100 feet; thence Westerly, at right angles to said highway, 20 feet; thence Southerly, parallel to said highway, 100 feet; thence Westerly at right angles to said highway, 100 feet; thence Northerly parallel to said highway, 200 feet; thence Easterly, at right angles to said highway, 120 feet to point of beginning.

**PARCEL 4:** Beginning at the NW corner of Section 31, Township 24 South, Range 9 E.W.M. and running East 877.6 feet, and southerly, along the west line of Highway 97, 775 feet to beginning of tract description; thence running Westerly, at right angles to said highway, 100 feet; thence Southerly, parallel to said highway, 50 feet; thence easterly, at right angles to said highway, 100 feet; thence Northerly, along the west line of said highway right of way, 50 feet to place of beginning.

LESS: 20 feet of frontage which was deeded to the Oregon State Highway Commission in 1943.

**PARCEL 5:** Beginning from a point running from the Northwest corner of Section 31, Township 24 South, Range 9 E.W.M. 877.6 feet and Southerly along the West line of Highway #97, 725 feet to a point of description of Slusher property, and running Westerly at right angles to Highway # 97, 120 feet to a point of description for the tract herein conveyed; thence Southerly parallel with said Highway 100 feet; thence Westerly at right angles to said highway, 100 feet; thence Northerly parallel with said highway, 100 feet; thence Easterly at right angles to said highway, 100 feet to place of beginning.

**PARCEL 6:** Beginning East from the NW corner of Section 31, Township 24 South, Range 9 E.W.M., 877.6 feet; thence running Southerly along the West line of Highway 97, 775 feet; thence Westerly, at right angles to said Highway, 100 feet to point of description of the tract herein conveyed; thence Southerly, parallel to Highway, 50 feet; thence Westerly, at right angles to said Highway, 20 feet; thence Northerly parallel to said highway, 50 feet; thence Easterly, at right angles to said highway, 20 feet to point of beginning.