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12/14/2023 01:46:20 PM

Fee: \$87.00

Returned at Counter

**After recording, return to:**  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**  
Irene Gilleland, Trustee of the  
Kochevar Family Trust  
3486 Beverly Drive  
Klamath Falls, OR 97603

**Grantor:**  
Irene Gilleland, Successor Trustee  
of the Kochevar Trust  
3486 Beverly Drive  
Klamath Falls, OR 97603

**Grantee:**  
Irene Gilleland, Trustee of the  
Kochevar Family Trust  
3486 Beverly Drive  
Klamath Falls, OR 97603

### BARGAIN AND SALE DEED

Irene Gilleland, Successor Trustee of the Kochevar Trust, Grantor, conveys to Irene Gilleland, Trustee of the Kochevar Family Trust, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

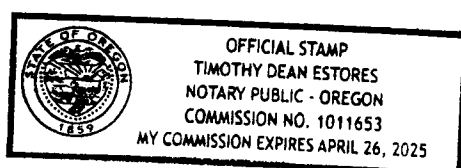
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

DATED this 8 day of December, 2023.

Irene Gilleland  
Irene Gilleland, Successor Trustee  
of the Kochevar Trust, Grantor

STATE OF OREGON     )  
County of Klamath     ) ss.

Personally appeared before me this 8 day of December, 2023, the above-named Irene Gilleland, Trustee of the Kochevar Trust, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



[Signature]  
Notary Public for Oregon  
My Commission expires: 4/26/2025

EXHIBIT "A"

Commencing at the intersection of the center of Conger Avenue and Main Street in the City of Klamath Falls, County of Klamath, State of Oregon, according to the recorded plat of the survey of Conger Avenue; as recorded in Plat Book No. 2 in the office of the County Clerk of said Klamath County, taking the center of Main Street as North 66°42' East, thence North 19°48' West 465.5 feet; thence North 42°18' West 94.33 feet; thence South 49°30' West 17.5 feet to the beginning of the land hereby described; thence North 42°18' West along the South line of Conger Avenue 65 feet; thence South 49°30' West 125 feet; thence South 42°18' East 15 feet; thence South 49°30' West to the Easterly or left bank of Link River; thence down said Link River along the Easterly or left bank, 50 feet, more or less, to the line of what is now the property of the heirs of the late Harry Buford Hargus; thence North 49°30' East to the South line of Conger Avenue and the place of beginning.

Also beginning at a point on the West line of Conger Avenue in the City of Klamath Falls, Oregon, which is North 19°48' West 465.5 feet, North 42°18' West 94.33 feet, and South 49°30' West (old course South 49° West), a distance of 17.5 feet from the intersection of the center line of Main Street and Conger Avenue, thence South 49°30' West 247.9 feet, more or less, along the old fence line to the East bank of Link River; thence South 63°08' East 96.56 feet; thence North 54°39' East 213.19 feet to a point on the West line of Conger Avenue, which is North 19°48' West 449.99 feet and South 49°30' West (old course South 49° West) 17.81 feet from the intersection of the center line of Main Street and Conger Avenue; thence North 19°48' West 14.03 feet; thence North 42°18' West 91.6 feet to the point of beginning; less portion containing .07 acres, more or less, conveyed to the State of Oregon, by and through its State Highway Commission, by deed dated April 13, 1959, recorded April 16, 1959, in Vol. 311 of Deeds, page 551, records of Klamath County, Oregon.

Also a parcel of land lying in the Southwest quarter of Section 32, Township 38 South, Range 9 East, W.M., Klamath County, Oregon, and being a portion of that property described in that certain deed to State of Oregon by and through its State Highway Commission, recorded in Book 283, page 62 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Westerly of a line that begins on the Northerly line of said property, at a point 45 feet Westerly from (when measured at right angles to) the center line of relocated Conger Avenue; thence Southerly parallel to and 45 feet Westerly of said center line, a distance of 40 feet, more or less, to a point opposite Station 12+50 on said center line, thence Southerly in a straight line, a distance of 65 feet, more or less, to the Southerly line of said property, at a point 55 feet Westerly from (when measured at right angles to) the center line of said relocated Conger Avenue.

The center line of relocated Conger Avenue herein referred to being described as follows: Beginning in the center of Conger Avenue, at Engineer's center line Station 9+00, said Station being 2790 feet North and 1548 feet East of the Southwest corner of said Section 32; thence South 41.55' East, 100 feet; thence on a 409.26 foot radius curve right (the long chord of which bears South 26°20' East 222.62 feet; thence South 10°45' East, 422.23 feet to Station 16+44.85 (Bearings used herein are based upon the Oregon Co-ordinate System, South, Zone).