

**2023-010972**

**Klamath County, Oregon**



00323415202300109720040047

12/26/2023 11:42:43 AM

Fee: \$97.00

Returned at Counter

Mark Howell Hatheway

1887 Lakeshore Drive

Klamath Falls, OR 97601

Grantor's Name and Address

Mark Howell Hatheway and Rhiannon Ritchey

1887 Lakeshore Drive

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Mark Howell Hatheway and Rhiannon Ritchey

1887 Lakeshore Drive

Klamath Falls, OR 97601

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

Mark Howell Hatheway and Rhiannon Ritchey

1887 Lakeshore Drive

Klamath Falls, OR 97601

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Mark Howell Hatheway,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Mark Howell Hatheway and Rhiannon Ritchey, Not as Tenants in Common but with Rights 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 LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

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

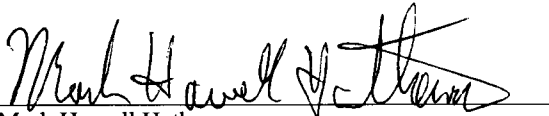
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

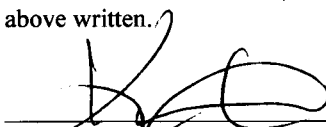
In Witness Whereof, the grantor has executed this instrument this 26 day of December, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

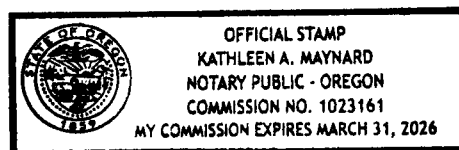
  
Mark Howell Hatheway

State of Oregon} ss  
County of Klamath}

On this 26<sup>th</sup> day of December, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Mark Howell Hatheway, 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



Legal Description  
Exhibit "A"

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL I:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 SOUTH RANGE 8 EAST, W.M. WHICH IS 245 FEET EAST ALONG SAID LINE FROM THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 NORTHWEST 1/4; THENCE NORTH 332 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE ROCK CREEK ROAD; THENCE EASTERLY, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 65 FEET; THENCE SOUTH TO THE NORTH LINE OF SAID SOUTHWEST 1/4 NORTHWEST 1/4, SAID SECTION 25; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 NORTHWEST 1/4 TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1 OF OUSE KILA HOME SITES; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE ROCK CREEK ROAD, A DISTANCE OF 49.5 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION ON A STRAIGHT LINE TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 1, TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

PARCEL II:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE ROCK CREEK ROAD WHICH IS 310 FEET EAST AND 300 FEET, MORE OR LESS, NORTH FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 8 EAST, W.M.; THENCE SOUTH 300 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST 1/4 NORTHWEST 1/4; THENCE EAST ALONG SAID NORTH LINE 175 FEET; THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT ON THE SOUTHERLY BOUNDARY OF THE ROCK CREEK ROAD WHICH IS 158.75 FEET EASTERLY ALONG SAID SOUTHERLY BOUNDARY FROM THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 158.75 FEET TO THE POINT OF BEGINNING. SAVING AND EXCEPTING THEREFROM AN UNDIVIDED TWO-THIRDS INTEREST IN AND TO A PLOT OF GROUND 15 FEET SQUARE THE BOUNDARIES OF WHICH ARE 7 1/2 FEET NORTH, SOUTH, EAST AND WEST RESPECTIVELY, FROM THE CENTER OF THE WELL NOW LOCATED ON SAID PREMISES.

PARCEL III:

BEGINNING AT A POINT ON THE NORTH LINE OF THE ROCK CREEK ROAD, WHICH POINT IS THE FOLLOWING COURSES AND DISTANCES FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 8 EAST, W.M., TO-WIT: EAST 245 FEET; NORTH 336 FEET; NORTH 21°45' EAST 56.5 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1, OUSE KILA HOME SITES NO. 2; AND SOUTH 70°33' EAST, ALONG THE NORTHERLY LINE OF ROCK CREEK ROAD, 57 FEET TO SAID TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY LINE OF ROCK CREEK ROAD SOUTH 85°24' EAST 123.8 FEET; THENCE NORTH 89°47' EAST 30.9 FEET; THENCE NORTH 11°00' EAST TO THE SHORE LINE OF UPPER KLAMATH LAKE; THENCE NORTHWESTERLY ALONG THE SHORE

Bargain and Sale Deed  
-continued-

LINE OF UPPER KLAMATH LAKE TO A POINT WHICH BEARS NORTH 39°25' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 39°25' WEST TO THE POINT OF BEGINNING. SAID PARCEL BEING ALL THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING EASTERLY OF A LINE PARALLEL TO AND 26 FEET WESTERLY AT RIGHT ANGLES FROM THE MOST EASTERLY LINE THEREOF.

EXCEPTING THEREFROM:

A PORTION OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE ROCK CREEK ROAD (LAKESHORE DRIVE), WHICH POINT IS THE FOLLOWING COURSES AND DISTANCES FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 25; EAST 245 FEET; NORTH 336 FEET; NORTH 21° 45' EAST 56.5 FEET; SOUTH 70° 33' EAST, 57.0 FEET; SOUTH 85° 24' EAST 123.8 FEET; AND NORTH 89° 47' EAST 30.9 FEET; THENCE FROM SAID POINT SOUTH 89° 47' 40" WEST, A DISTANCE OF 64.36 FEET TO A 5/8 INCH IRON PIN AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL OF LAND CONVEYED BY JAMES E. HAMMOND ET UX TO WILBUR D. THROOP ET UX, BY DEED DATED NOVEMBER 16, 1970 AND RECORDED IN VOLUME M70, PAGE 10282, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; THENCE CONTINUING NORTH 83° 24' 30" WEST, A DISTANCE OF 105.7 FEET TO A 3/4 INCH IRON PIPE IN A FENCE LINE; THENCE NORTH 23° 12' EAST A DISTANCE OF 104.2 FEET TO AN IRON ROD ON THE SHORE LINE OF UPPER KLAMATH LAKE; THENCE SOUTH 76° 16' 51" EAST ALONG SAID SHORE LINE A DISTANCE OF 99.93 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 21° 28' 41" WEST ALONG THE WESTERLY LINE OF SAID THROOP PARCEL A DISTANCE OF 90.48 FEET TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.