

FORM No. 723 – BARGAIN AND SALE DEED (Individual or Corporate).

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2024-000085

Klamath County, Oregon



01/03/2024 03:49:47 PM

Fee: \$87.00

SPACE RESERVED FOR RECORDER'S USE

and/or as fee/file/instrument/microfilm/reception No. , Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy.

Returned at Counter

Grantor's Name and Address

Ebely L. Carpenter and Cynthia M. Carpenter

P.O. Box 1003

Keno, OR 97627

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Britnee N. Elliott and Thomas W. Cramer-Carpenter

P.O. Box 809

Keno, Or 97627

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Britnee N. Elliott

P.O.Box 809, Keno, Or. 97627

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Ebely L. Carpenter and Cynthia M. Carpenter, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Britnee N. Elliott and Thomas W. Cramer-Carpenter 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 Klamath County, State of Oregon, described as follows, to-wit:

See legal description marked Exhibit 'A' attached hereto

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols " ", if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on January 3, 2024 ; if grantor is a corporation, 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.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

*Ebely L. Carpenter*  
*Cynthia M. Carpenter*

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on 1.3.2024

by Ebely L. Carpenter and Cynthia M. Carpenter

This instrument was acknowledged before me on

by

as

of



*Lenni M. Kaler*  
Notary Public for Oregon  
My commission expires July 14, 2026

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

## Exhibit A

A parcel of land situated in Lot 33 Block 1,. Tract 1083, CEDAR TRAILS, SECTION 20, Township 40 South, Range 8, East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a 5/8" iron pin on the North Line of Lot 33, Block 1, said point being South 89 degrees 49' 42" West 306.99 feet from the Northeast corner of Lot 33, Block 1; thence from the point of beginning South 00 degrees 52' 05" West 344.28 feet to a 1/2" iron pin on the South line of Lot 33, Block 1; thence West 166.11 feet, more or less along the South line of Lot 33, Block 1 to a 1/2" iron pin; thence North 00 degrees 02' 31" East 395.02 feet to a 1/2" iron pin on the North line of Lot 33, Block 1; thence South 70 degrees 00' 35" East 108.22 feet, more or less along the North line of Lot 33, Block 1 to a 5/8" iron pin; thence along the arc of a 230.00 foot radius curve to the right 80.94 feet (D=20 degrees 09' 43", L.C.= South 80 degrees 11' 50" East 80.52 feet) to the point of the beginning.  
CODE 227 MAP 4008-2080 TL 4700