

Send Tax Statements to Grantee at:
Mark Sanderson Living Trust
5159 N Hwy 97
Klamath Falls, OR

2024-001420
Klamath County, Oregon
02/23/2024 12:02:01 PM
Fee: \$87.00

After Recording return to:
Law Office of Paul Heatherman PC
PO Box 8
Bend, OR 97709

BARGAIN AND SALE DEED

Mark Christian Sanderson, Grantor, conveys to Mark C. Sanderson, Trustee of the Mark Sanderson Living Trust dated February 23, 2024, and any amendment thereto, Grantee, the following described real property:

SEE EXHIBIT A ATTACHED WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Identification Number: 3809-007C0-03300-000 Account:

SUBJECT TO all liens, covenants, encumbrances, reservations, restrictions and easements of record.

The true consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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 February 23, 2024.



Mark Christian Sanderson, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me the above named Mark Christian Sanderson and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me on February 23, 2024.

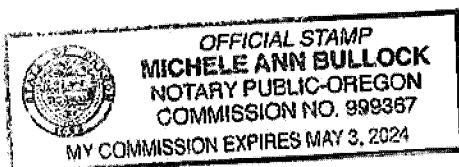

NOTARY PUBLIC FOR OREGON

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the S1/2 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet along the quarter line and South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1740.6 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet to a point; thence North 89° 49' West parallel to the above mentioned quarter line a distance of 674.54 feet to a point on the Easterly right of way line of the new location of the Dalles-California Highway; thence in an Northwesterly direction following the Easterly right of way line of the new Highway location a distance of 182.98 feet to a point; thence South 89° 49' East parallel to the above mentioned quarter line a distance of 731.54 feet, more or less, to the point of beginning.

Tax Account No: 3809-007C0-03300-000

Key No: 429646