

2024-001663

Klamath County, Oregon

**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



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03/04/2024 04:13:07 PM

Fee: \$97.00

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Recording Office*

**After recording return to:** ORS 205.234(1)(c)

Mika N. Blain

Blain Law, LLC

517 Main Street

Klamath Falls OR 97601

**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

Bargain and Sale Deed

**2. Direct party(ies) / grantor(s)**

Name(s)

ORS 205.234(1)(b)

Michael G. McCourt and Heidi L. Perry, as Ttenants by the Entirety, Grantors

**3. Indirect party(ies) / grantee(s)**

Name(s)

ORS 205.234(1)(b)

Michael G. McCourt and Heidi L. Perry, as Trustees of the McCourt Perry Revocable Living Trust

Under Agreement Dated January 11, 2024, including all amendments thereto, and their successor trustees, Grantees

**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other

\$

Other: Estate Planning ORS 93.030

**5. Send tax statements to:**

ORS 205.234(1)(e)

Michael G. McCourt, Trustee and Heidi L. Perry, Trustee

Post Office Box 1384

Chiloquin OR 97624

**6. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f)

☐ FULL☐ PARTIAL**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$

**8. Previously recorded document reference:****9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book and page , or as fee number ."

**After recording, please return to:**

Mika N. Blain  
Blain Law, LLC  
517 Main Street  
Klamath Falls OR 97601

**Send tax statements to:**

Michael G. McCourt, Trustee  
Heidi L. Perry, Trustee  
Post Office Box 1384  
Chiloquin OR 97624

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**BARGAIN AND SALE DEED**

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This Bargain and Sale Deed is executed this 11<sup>th</sup> day of January 2024, by Michael G. McCourt and Heidi L. Perry, as Tenants by the Entirety, Grantors, who convey to Michael G. McCourt and Heidi L. Perry, as Trustees of the McCourt Perry Revocable Living Trust Under Agreement Dated January 11<sup>th</sup>, 2024, including all amendments thereto, and their successor trustees, Grantees, the parcels of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

**PARCEL NO. 1:**

(a) Klamath County Assessor's Account No. R-3408-021AO-00700 and Tax Account No. 207225

More commonly referred to as 42946 Green Forest Drive, Chiloquin, Oregon 97624, being approximately 5.0 acres, and

(b) Klamath County Assessor's Account No. R-348-021AOO-00700-00 and Tax Account No. 883351

More commonly referred to as 42946 Green Forest Drive, Chiloquin, Oregon 97624, being approximately 8.20 acres.

**PARCEL NO. 2:**

Klamath County Assessor's Account No. R-3408-021AO-00800 and Tax Account No. 207207

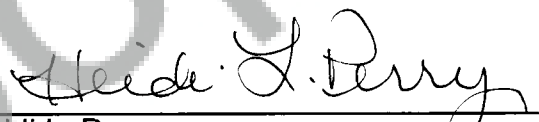
More commonly referred to as 8020 Williamson River Road, Chiloquin, Oregon 97624, being approximately 3.90 acres.

The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030

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.

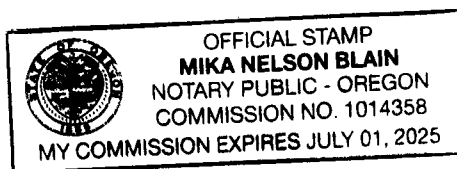
IN WITNESS WHEREOF, said Grantors have executed this instrument this 11<sup>th</sup> day of January 2024.

  
Michael G. McCourt

  
Heidi L. Perry

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 11<sup>th</sup> day of January, 2024, by Michael G. McCourt and Heidi L. Perry.



  
Notary Public for Oregon  
My Commission Expires: 07/01/2025

## EXHIBIT "A"

### PARCEL 1:

A tract of land situated in the NE1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southerly right of way line of the Williamson River Road, from which the Northeast corner of said Section 21 bears North 55 degrees 42' 25" East 735.41 feet; thence Southerly along the Westerly right of way line of Green Forest Drive as follows:

South 32° 07' 55" East 83.40 feet to a 5/8 inch iron pin, Southerly on the arc of a curve to the right (central angle = 32° 07' 55", radius = 170.00 feet) 95.34 feet to a 5/8 inch iron pin, South 1091.90 feet to a 5/8 inch iron pin, Southerly on the arc of a curve to the left (central angle = 07° 28' 24" radius = 230.00 feet) 30.00 feet to a 1/2 inch iron pin; thence leaving said right of way line South 49° 42' 03" West 467.84 feet to a 1/2 inch iron pin; thence continuing South 49° 42' 03" West 30 feet, more or less to the low water line of Sprague River; thence Northwesterly along said water line 200 feet, more or less, to the Southeast corner of that tract of land described in Deed Volume M69, page 2047, Microfilm Records of Klamath County, Oregon; thence North 01° 17' 08" West (North 01° 01' West by record) along the West line of said tract 30 feet, more or less, to a 3/4 inch iron pipe; thence continuing 1158.49 feet to the Southeasterly right of way line of said Williamson River Road; thence North 57° 52' 05" East 435.47 feet to the point of beginning, with bearings based on Tract 1029 - Sprague River Pines, a duly recorded subdivision.

### PARCEL 2

The East 165 feet of the following described property:

A piece or parcel of land situate in the E1/2 of the NE1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

That portion of the E1/2 of the NE1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying South of the County Road known as Williamson Road, North of the Sprague River, and West of the following described line:

Beginning at an iron pipe in the existing Southerly right of way fence of the Williamson Road from which the Section corner common to Sections 15, 16, 21 and 22, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, bears North 58° 27' 1/2" East 1162.0 feet distance; thence South 00° 01' East 1174.9 feet to an iron pipe reference monument; thence South 00° 01' East 31 feet, more or less to the Northerly low water line of Sprague River.