

2024-001706

Klamath County, Oregon



00325740202400017060090094

03/06/2024 09:34:49 AM

Fee: \$122.00

Returned at Counter

After recording, return to:  
Steven Royce McElmurry  
Barbara Joy McElmurry  
23615 Bliss Road  
Sprague River, Oregon 97639

Until a change is requested,  
all tax statements should be sent to: *Steven R. McElmurry*  
*23615 Bliss Road*  
*Sprague River Oregon 97639*

**BARGAIN AND SALE DEED**

Under ORS 93.860

The grantor,  
Steven Royce McElmurry  
Barbara Joy McElmurry husband and wife

CONVEYS to the grantee,  
Steven Royce McElmurry  
Barbara Joy McElmurry, husband and wife  
Send all tax statements to Steven and Barbara McElmurry

the following described real property:  
LEGAL DESCRIPTION: W1/2 SE 1/4 NE1/4 of Section 22, Township 36 South,  
Range 10 East of the Willamette Meridian, Klamath County, Oregon.

More commonly known as: 23615 Bliss Road, Sprague River, Oregon  
97639-8607

And commonly known as:

Parcel ID:

The true and actual consideration this conveyance is \$40,001

This conveyance is made subject to:

**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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this  
day of March, 2024

Steven Royce McElmurry  
Signature  
Steven Royce McElmurry  
Print Name  
Owner  
Capacity

Barbara Joy McElmurry  
Signature  
Barbara Joy McElmurry  
Print Name  
Owner  
Capacity

    
Signature  
    
Print Name  
    
Capacity

    
Signature  
    
Print Name  
    
Capacity

*Construe all terms with the appropriate gender and quantity  
required by the sense of this deed.*

STATE OF Oregon  
COUNTY OF Klamath

On this 6<sup>TH</sup> day of MARCH, 2024, before me, Notary Public in and for  
said state, personally appeared BARBARA JOY McELMURRY &  
STEVEN ROYCE McELMURRY  
identified to be the person whose name is subscribed to the within instrument, and  
who acknowledged to me DR freely executed the same.

Signature: Isabella Suzanne York  
Print Name: ISABELLA SUZANNE YORK  
Title: NOTARY  
My Commission Expires: 01/23/2028

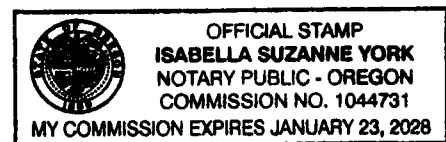


Exhibit A

The W1/2 SE1/4 NE1/4 of Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an Exclusive Easement for roadway and utility purpose 60 feet in width centered on the Northerly line of the S1/2 N1/2 E3/4 of Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as created by instrument recorded February 25, 1970 in Volume M70, page 1509, Microfilm Records of Klamath County, Oregon. Along with a exclusive easement described as such:TRACT 1114 situated in sections 15 and 22, T36S, R10E WM., Klamath County, Oregon, more particularly described as follows: Beginning at the initial point, marked with a Brassed Capped monument,said point the East 1/4 corner of said section 22; thence S00degree04'02"E 2641.56 feet to the southeast corner of said section 22; thence N89degree50'12"W 2639.39 feet to the South 1/4 corner of said section 22; thence N89degree56'10"W, along the south line of said section 22, 436.40feet to the easterly right of way line of Squaw Flat Road, a county road. EXCEPTING THEREFROM: theE 1/2 NE1/4NE1/4, W1/2 SE1/4 NE1/4 and the E1/2 NW1/4 SE1/4 of said section 22; the above described tract of land as shown on the annexed map; the above described tract of land contains 423.12 acres, with bearings based on recorded survey No. 1958; that I made such survey and plat by order of and under the direction of the owners thereof; that all EXCLUSIVE EASEMENTS are 60 feet in width (Power Company Easement 25 feet wide, Telephone Company Easement 10feet wide and 25 foot roadway is in between the Utility Companies to make Section 22 Exclusive Easement a 60 foot Easement for ingress and egress (recorded in Klamath County deed volumes as shown on the annexed map); that the size of all lots are as shown on the annexed map and that all lot corners, curve points and boundary corners are marked with iron monuments and iron witness post as indicated on the annexed map.

WESTVOD & ASSOCIATES, ENGINEERING & SURVEYING, Joseph S. Westvold. 16TH DAY OF JULY, 1976.

EXCLUSIVE EASEMENT map TRACT 1114 SITUATED IN SECTIONS 15 & 22, T36S,R10E WM. KLAMATH COUNTY, OREGON.

EXCLUSIVE EASEMENT - DEED VOLUME NO. M70-1509-3.

Tax Account No: 3610-02200-01100-000 Key No: 335569

IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR

THE COUNTY OF KLAMATH

2021-009242

Klamath County, Oregon

Juanita Lucile Gillaspey, successor trustee of the James  
Family Trust dated June 21, 1993,

Plaintiff,

vs.

Christopher C. Young, Vida C. Young, and Beneficial  
Oregon, Inc.,

Defendant

Case No.: 21CV04393



06/10/2021 02:38:36 PM

Fee: \$8

SHERIFF'S CASE # S21-0307

CERTIFICATE OF SALE  
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF TYPE OF EXECUTION issued by the above court, dated  
04/02/2021 upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to  
sell all the interest which the Defendant(s) had, on or after 04/01/2021, in the following described real property in  
Klamath County; to-wit:

The W1/2 SE1/4 NE1/4 of Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath  
County, Oregon

Commonly known as: 23615 Bliss Rd., Sprague River, OR 97639.

After giving notice of sale as required by law, I sold at public auction the above described Real Property, subject to  
redemption, in the manner described by law to:

Steven Royce McElmurry and Barbara Joy McElmurry

The highest bidder(s) for the sum of \$40,001.00 on 05/26/2021.

That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me,  
or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of  
redemption 11/22/2021 unless the real property shall be sooner redeemed according to law.

NOTE: To obtain a Sheriff's Deed, after the redemption period (if any), return the original Certificate of Sale to this  
office along with a fee of \$56.00

Dated: 06/10/2021

Chris Kaber, Sheriff  
Klamath County, Oregon

By Becky Green  
Deputy



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 195.336 and sections 5 to 11, chapter 424, Oregon Laws 2007 and sections 2 to 9 and 17, chapter

SHERIFF'S CASE # S21-0307 CERTIFICATE OF SALE UPON EXECUTION

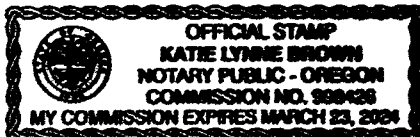
Returned at Counter

1 855, Oregon laws 2009, and sections 2 to 7, chapter 8, Oregon laws 2010, this instrument does not allow the use of the property  
2 described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument,  
3 the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that  
4 the unit of land being transferred is a lawfully established lot or parcel, as defined on ORS 92.010 or 250.010, to verify the  
5 approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS  
6 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to  
7 195.336 and sections and sections 5 to 11, chapter 424, Oregon laws 2007, and sections 2 to 9 and 17, chapter 855, Oregon laws  
8 2009, and sections 2 to 7, chapter Oregon 8, Oregon laws 2010.

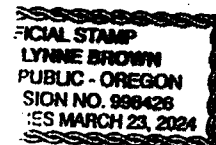
9 18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with  
10 an address to which a redemption notice may be sent and must notify the sheriff of any change in address until the purchaser  
11 transfers the purchaser's interest in the property, the property is redeemed or the time allowed for redemption expires, whichever  
12 occurs first. Any person who thereafter acquires the purchaser's interest in the property must notify the sheriff of the transfer,  
13 provide the sheriff with an address to which a redemption notice may be sent and notify the sheriff of any change in address until  
14 there is another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

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STATE OF OREGON  
COUNTY OF KLAMATH

This instrument was acknowledged before me on 5/10/2021 by Becky Collins  
as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.



Katie Lynne Brown  
Notary for State of Oregon  
My Commission Expires: March 23, 2024



SHERIFF'S CASE # S21-0307 CERTIFICATE OF SALE UPON EXECUTION

38964

EASEMENTVOL. 1742 PAGE 1509

FEB 25 1 06 PM 1970

THE BANK OF CALIFORNIA, N. A., a National Banking Association, and E. THARALSON, AGNES H. THARALSON and NORDLAND, INCORPORATED, a California Corporation as owners of the lands hereinafter described do hereby create and grant an exclusive easement for roadway and utility purposes for the benefit of the owners and successive owners of adjacent or contiguous land, said easements being over and across that tract of land situated in Section 12, T 36 S, R11 EWM, which lies southerly of "Fourth Addition to Nimrod River Park", a duly recorded subdivision, and northerly of the northerly bank of the Sprague River, Sections 15 and 22, T 36 S, R10 EWM, all in Klamath County, Oregon, said easements being sixty (60) feet in width and being thirty (30) feet each side of and measured at right angles to the following described centerlines:

**EASEMENT NO. 1:**

Beginning at a point on the East line of Lot 30, Block 28, of Fourth Addition to Nimrod River Park, said point being S 00°10'46" W 14.86 feet from the Northeast corner of said lot; thence Westerly to a point on the West line of Lot 30, said point being South 30 feet from the Northwest corner of said lot 30; thence continuing Westerly, parallel with and 30 feet Southerly, as measured at right angles, from the Southerly line common to Lots 10 thru 26, of said Block 28.

**EASEMENT NO. 2:**

The centerline shall be the Northerly line of the South 1/2 of South 1/2 of the East 3/4 of Section 22, T 36 S, R10 EWM.

**EASEMENT NO. 3:**

The centerline shall be the Northerly line of the South 1/2 of the North 1/2 of the East 3/4 of Section 22, T 36 S, R10 EWM.

**EASEMENT NO. 4:**

The centerline shall be a line 30 feet Southerly of, as measured at right angles, and parallel with the Northerly line of the East 3/4 of Section 22, T 36 S, R10 EWM.

**EASEMENT NO. 5:**

The centerline shall be the Easterly line of the West 1/2 of the West 1/2 of the West 1/2 of Section 15, T 36 S, R10 EWM.

Signed the 18 day of February, 1970.

Owners

THE BANK OF CALIFORNIA, N. A.  
a National Banking Association

By: [Signature]By: [Signature]

NORDLAND, INCORPORATED

By: [Signature] - PRES.By: [Signature] - ASST. SEC.

(Seal)

(Seal)

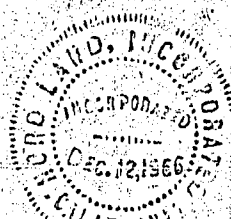


EXHIBIT #707 pg 4







LEGEND

- SET 1/2" x 34" IRON PIN
- SET 5/8" x 30" IRON PIN
- FOUND 5/8" IRON PIN
- FOUND BRASS CAP AS INDICATED
- CENTERLINE OF 50' DRAINAGE EASEMENT

