

2024-002361

Klamath County, Oregon



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03/28/2024 01:24:30 PM

Fee: \$97.00

After recording, please return to:

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

Send tax statements to:

John Spradley, Trustee
Sydney Spradley, Trustee
3333 Country Lane
Klamath Falls OR 97603

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 11th day of March 2024, by John W. Spradley and Sydney L. Spradley, husband and wife, Grantors, who convey to John Spradley and Sydney Spradley, Trustees of the John Spradley and Sydney Spradley Revocable Living Trust Under Agreement Dated February 22, 2024, including all amendments thereto, and their successor Trustees, Grantees, the following-described parcel 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.

Klamath County Assessor's Account No. R-3910-009BA-01300 and
Tax Account No. R593646

More commonly referred to as 3333 Country Lane, Klamath Falls,
Oregon 97603.

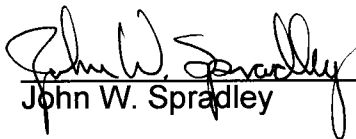
The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030


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

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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.

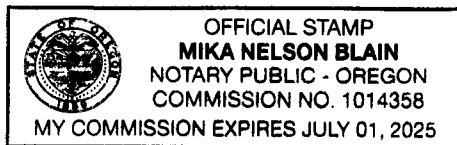
IN WITNESS WHEREOF, said Grantors have executed this instrument this 11th day of March 2024


John W. Spradley


Sydney L. Spradley

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 11th, 2024, by John W. Spradley and Sydney L. Spradley.




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

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in NE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North-South center line of said Section 9, which bears South 0° 06' West, a distance of 986.5 feet from the 1/4 section corner common to Sections 4 and 9, said Township and Range; thence continuing South 0° 06' West, along said center section line a distance of 343.3 feet, more or less, to the Southeast corner of said NE1/4 NW1/4; thence North 89° 30' West along the South line of said NE1/4 NW1/4, a distance of 655.2 feet to a point; thence North 0° 06' East, parallel to the East line of said NE1/4 NW1/4 a distance of 336.65 feet to a point; thence North 89° 55' East a distance of 655.1 feet, more or less, to the point of beginning.

Subject to a 25 foot easement along the West side of said Tract.

EXCEPTING THEREFROM a parcel of land situated in the NE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch rebar from which the 1/4 corner of Sections 4 and 9 bears North 37° 22' 24" East 1081.28 feet; thence South 58° 32' 00" East 207.30 feet to a 1/2 inch rebar; thence South 00° 06' 00" West 193.83 feet to a 1/2 inch rebar; thence South 89° 28' 30" West 177.00 feet to a 1/2 inch rebar; thence North 00° 06' 00" East 300.41 feet to the point of beginning.

TOGETHER WITH an easement, subject to the terms and provisions thereof, as disclosed by instrument between Marion L. Lindsay and Elfrieda C. Lindsay, husband and wife, and Harold E. Reed and Sharon S. Reed, husband and wife, recorded May 5, 1978 in Volume M78, page 9140, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH a portion of Parcel 1 of Minor Land Partition 80-49 situated in the NE1/4 NW1/4, Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch rebar with a plastic cap stamped 362 located on the Northeast corner of said Parcel 1; thence South 00° 07' 00" West, along the Easterly line of said Parcel 1, 11.42 feet to a 5/8 inch rebar with a plastic cap stamped LS2250; thence North 49° 15' 00" West, 60.30 feet to a point on the Northerly line of said Parcel 1; thence South 58° 33' 38" East, along said Northerly line 53.57 feet to the point of beginning.

Exhibit "A"
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Spradley

(Legal description continued)

EXCEPTING THEREFROM a portion of Parcel 2 of Minor Land Partition 80-49 situated in the NE1/4 NW1/4, Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch rebar with a plastic cap stamped LS362 located on the Northwest corner of Parcel 1 of said Minor Land Partition; thence North 00° 06' 00" East, along the Westerly line of said Parcel 2, 12.00 feet to a 5/8 inch rebar with a plastic cap stamped LS2250; thence South 63° 07' 41" East, 65.73 feet to a 5/8 inch rebar with a plastic cap stamped LS2250; thence South 49° 15' 00" East, 95.70 feet to a point on the Northerly line of said Parcel 1; thence North 58° 33' 38" East, along said Northerly line 153.73 feet to the point of beginning.

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