

2024-003322

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00327782202400033220030032

04/30/2024 02:50:23 PM

Fee: \$92.00

GRANTOR'S NAME AND ADDRESS:

Raymond J. Driscoll, Jr. & Jan A. Driscoll
26261 Hwy 140 W
Klamath Falls, OR 97600

GRANTEE'S NAME AND ADDRESS:

Raymond J. Driscoll, Jr. and Jan A. Driscoll
Trustees of The Driscoll Family Revocable
Trust, u.a.d. April 26, 2024
26261 Hwy 140 W
Klamath Falls, OR 97600

SEND TAX STATEMENTS TO:

Raymond J. Driscoll, Jr. and Jan A. Driscoll
Trustees of The Driscoll Family Revocable
Trust, u.a.d. April 26, 2024
26261 Hwy 140 W
Klamath Falls, OR 97600

BARGAIN AND SALE DEED

Raymond J. Driscoll, Jr. and Jan A. Driscoll hereinafter referred to as grantor, conveys to Raymond J. Driscoll, Jr. and Jan A. Driscoll, Trustees of The Driscoll Family Revocable Trust, u.a.d. April 26, 2024, hereinafter referred to as grantee, the following described real property situated in the County of Klamath State of Oregon, to-wit:


See Attached Exhibit "A"

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 29th day of April, 2024.

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, 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, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,

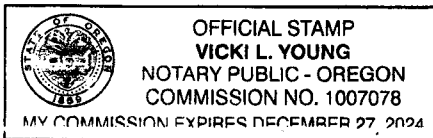
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

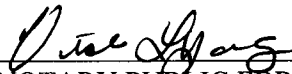

Raymond J. Driscoll, Jr.


Jan A. Driscoll

STATE OF OREGON; County of Klamath) ss.

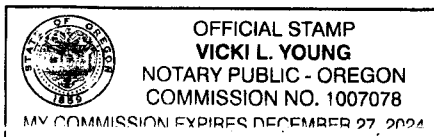
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29th day of April, 2024, by
Raymond. Driscoll, Jr.




NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-24

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29th day of April, 2024, by
Jan Driscoll.



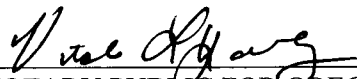

NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-24

EXHIBIT "A"

A tract of land situated in Lots 1, 2 and 3, Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point which is East 230 feet from a point on the Northeasterly line of the right of way of that certain spur tract of the Southern Pacific Company known as "Hanks Spur", which is South 56°31' East 11.24 chains from the quarter section corner of the West line of said Section 18; thence South 49°03' East 3.79 chains to the Northeasterly line of the right of way of said spur tract; thence following the line of said spur right of way and 100 feet distant at right angles from the center line thereof the following courses and distances: South 64°07' East 3.03 Chains; South 60°35' East 2.27 chains; South 57°37' East 2.58 chains; South 54°45' East 2.27 chains; South 52°14' East 1.51 chains; South 50°42' East 9.09 chains; South 49°30' East 1.51 chains; thence West 1.14 chains to a point which is 50 feet distant at right angles from the centerline of said spur right of way; thence following the Northeasterly line of said spur right of way and 50 feet distant at right angles from the center line thereof, Southeasterly to an iron pin that is North 34°23' West, a distance of 982.8 feet from the gas pipe monument marking the Northwest corner of "Pelican City" subdivision, said monument being North 89°54' West a distance of 1995.5 feet from the Southeast corner of said Section 18; thence North 40°37' East a distance of 149.8 feet to an iron pin on the Southwesterly right of way line of the Southern Pacific Railroad; thence Northwesterly along the Southwesterly line of said right of way and 50 feet distance at right angles from the centerline thereof to a point that is East a distance of 8.25 chains from the point of beginning; thence West a distance of 8.25 chains, more or less, to the point of beginning.

LESS AND EXCEPT any portion lying within the Southern Pacific Railroad and the Southern Pacific Railroad Spur and Lakeport Boulevard.

Parcel 2:

Beginning at a point 190 feet East of the quarter section corner on the West line of Section 18, Township 38 south, Range 9 East of the Willamette Meridian; thence East, 1110.78 feet, more or less, to the Westerly line of the right of way of the main line of the Southern Pacific Company; thence following the Westerly line of said right of way and 50 feet distant at right angles from the center line thereof the following courses and distances: South 8°44' East 99.66 feet; South 11°28' East 99.66 feet; South 15°48' East, 99.66 feet; South 19°03' East, 99.66 feet; South 24°00' East, 25.08 feet; thence leaving said right of way West 788.04 feet, more or less, to the Easterly line of the right of way of that certain spur track of the Southern Pacific Company known as Hanks Spur; thence along the right of way of said Hanks Spur and 100 feet distance at right angles from the centerline thereof, North 69°10' West, 460.02 feet, more or less, to the Southeast corner of that certain tract of land more particularly described in deed from the Klamath Development Co., to P.C. Carlson, dated September 18, 1916, recorded December 9, 1916, in Deed Volume 46 at page 315, Records of Klamath County, Oregon; thence leaving the right of way of said Hanks Spur, North 245.52 feet, more or less, to the point of beginning, being a portion of Lots 2 and 3 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon;

AND ALSO

Beginning at a point on the Northeasterly line of the right of way of that certain spur track of the Southern Pacific Company known as Hanks Spur which is South 56°32' East 741.84 feet from the quarter section corner on the West line of Section 18, Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 230 feet; thence South 49°03' East 250.14 feet, more or less, to the Northeasterly line of the right of way of said spur track; thence following the line of said right of way North 66°58' West, 99.66 feet; North 69°10' West 349.14 feet to the point of beginning, being a portion of Lot 3, Section 18, Township 38 South, Range 9 East of the Willamette Meridian.

Property ID: 430956; Map Tax Lot: 3809-01800-01000

Property ID: 430974; Map Tax Lot: 3809-01800-01100