



0032816320240036250020028

05/09/2024 02:39:12 PM

Fee: \$87.00

Returned at Counter

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Daniel D. Kline, Trustee
of the Black Dog Trust
4205 Highway 39
Klamath Falls, OR 97603

Grantor:
Daniel Kline
4205 Highway 39
Klamath Falls, OR 97603

Grantee:
Daniel D. Kline, Trustee
of the Black Dog Trust
4205 Highway 39
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Daniel Kline, Grantor, conveys to Daniel D. Kline, Trustee of the Black Dog Trust, Grantee, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is estate planning.

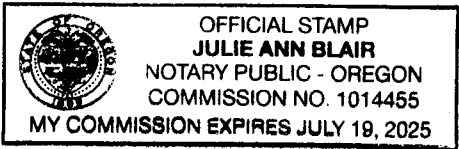
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 8th day of May, 2024.

Daniel Kline, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 8th day of May, 2024, the above-named Daniel Kline, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 07/19/2025

Exhibit A

A portion of the NW 1/4 of the SW 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the point where the North line of that certain parcel of land conveyed to R. R. Probstel by Deed recorded in Volume 120 at Page 575, Klamath County Deed Records, intersects the West line of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning bears South along said section line, 1115.6 feet from the one quarter corner on the West side of said Section 7; thence South 89° 51' East along the North line of said R. R. Probstel property a distance of 440 feet; thence North 47° 18' East 150.5 feet; thence South 75° 45' East 43.3 feet to the West bank of the Enterprise Irrigation District Canal; thence South 38° 15' East 238 feet; thence South 88° 22' West 730.7 feet, more or less, to the West line of said Section 7; thence North 108.2 feet, more or less, to the point of beginning, being a portion of the NW 1/4 of the SW 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT that portion lying within the Klamath Falls-Merrill State Highway 39.

CODE 043 MAP 3918-007CB TL 02100 KEY #591112