

Returned at Counter

2024-003657
Klamath County, Oregon



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05/10/2024 01:11:00 PM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Dolores A. King, Trustee of the
Dolores King Trust
6200 Reeder Road
Klamath Falls, OR 97603

Grantor:

Dolores A. King
6200 Reeder Road
Klamath Falls, OR 97603

Grantee:

Dolores A. King, Trustee of the
Dolores King Trust
6200 Reeder Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

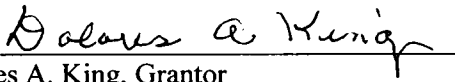
Dolores A. King, Grantor, conveys to Dolores A. King, Trustee of the Dolores King Trust, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit A, attached hereto and incorporate herein.

The true and actual consideration for this transfer is \$0.00.

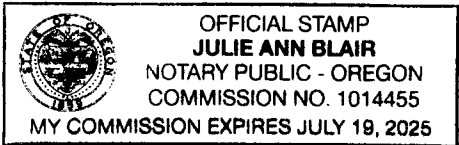
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 9th day of May, 2024.


Dolores A. King, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 9th day of May, 2024, the above-named Dolores A. King, Grantor, and acknowledged the foregoing instrument to be her voluntary act.



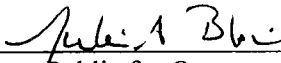

Notary Public for Oregon
My Commission expires: 07/19/2025

Exhibit A

Parcel 2 of Land Partition 79-06 being situated in Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3 of Land Partition 79-06 being situated in Section 17 & 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the portion of Parcel 3 more particularly described as follows:

Beginning at the intersection of the southeasterly right of way line of the USBR I-A drain easement and the north line of the said NW1/4 SE1/4, from which the C-E 1/16 corner of said Section 18 bears East 852.55 feet; thence along the said southeasterly right of way line the following courses, S19°02'00"W 492.73 feet and S33°12'00"W 560 feet, more or less, to its intersection with the west line of the said NW1/4 SE1/4; thence north, along the said west line, 707 feet, more or less, to its intersection with the centerline of the USBR A-5 lateral; thence N23°41'00"E, along the said centerline, 248.97 feet to a point on the said north line of the NW1/4 SE1/4; thence East 367.45 feet, more or less, to the point of beginning, containing 5.53 acres, more or less, with bearings based on the plat of said "land partition 79-06" on file at the office of the Klamath County Clerk.