

2024-003901

Klamath County, Oregon

05/17/2024 10:46:02 AM

Fee: \$92.00

*Unless a change is requested, all tax statements shall
be sent to Grantee at:*

Joseph and Patricia Donald, TTEES

PO Box 2670

La Pine, OR 97739

After recording, this Deed shall be delivered to:

Horner Law, LLP

250 NW Franklin Avenue, Suite 101

Bend, OR 97703

BARGAIN AND SALE DEED

The true consideration for this transfer is for estate planning purposes.

JOE K. DONALD and PATRICIA A. DONALD, Grantors, bargain, sell and convey to JOSEPH K. DONALD and PATRICIA A. DONALD, as Trustees or the Successor Trustee of the DONALD LIVING TRUST, dated May 16, 2024, Grantee, all of their right, title and interest in and to the following described real property, free of encumbrances except as specifically set forth herein:

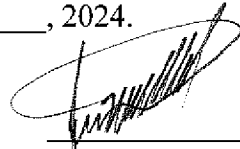
See Exhibit "A"

SUBJECT TO all exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record, or which an accurate survey or inquiry of parties and possession of the property would disclose.

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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 16 day of May, 2024.



JOE K. DONALD



PATRICIA A. DONALD

STATE OF OREGON, County of Deschutes) ss.

The foregoing instrument was acknowledged before me this 16 day of May, 2024, by JOE K. DONALD and PATRICIA A. DONALD.



NOTARY PUBLIC FOR OREGON

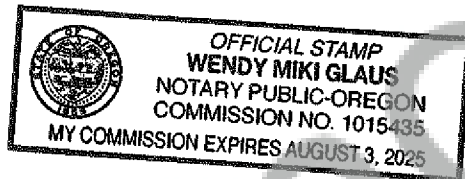


EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the E1/2 SE1/4 of Section 28 and the W1/2 SW1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and described as follows:

Beginning at the Southeast corner of Section 28, thence heading North 88° 41' West 1290 feet more or less to East 1/16 corner of Sections 28 and 33; thence North 00° 16' East 2597 feet more or less to the Center East 1/16th corner of Section 28; thence North 00° 23' West 185 feet more or less; thence North 89° 51' 55" East 747.52 feet; thence North 14° 26' 38" East 735.59 feet more or less; thence North 89° 53' 45" East 1605 feet more or less to the Westerly right of way line of the Burlington Northern Railroad; thence South 14° 41' 36" West 2276 feet more or less along the Westerly right of way line of the Burlington Northern Railroad to the South line of the NW1/4 SW1/4; thence South 89° 36' 17" West 609.07 feet to the South 1/16th corner of Sections 28 and 27; thence South 02° 38' 00" West 1313 feet more or less, to the true point of beginning.