

AFTER RECORDING, RETURN TO:

Barbara Jo Smith  
Heltzel Williams PC  
PO Box 1048  
Salem, OR 97308-1048

2024-004017

Klamath County, Oregon



00328634202400040170040042

05/21/2024 03:23:32 PM

Fee: \$97.00

Returned at Counter

Tax Statements:  
Cheryl D. Tamplen, Trustee  
4885 Sunset Ridge Rd.  
Klamath Falls, OR 97601

Consideration: \$0 (Trust Distribution)

## BARGAIN AND SALE DEED

CHERYL D. TAMPLLEN, as Trustee of the WILLIAM TAMPLLEN TRUST, under Agreement dated May 7, 2015, as Grantor,

Conveys to

CHERYL D. TAMPLLEN, as Trustee of THE CHERYL TAMPLLEN TRUST, under Agreement dated May 7, 2015, as Grantee,

All of the interest in the following described real property:

See attached Exhibit A.

WILLIAM K. TAMPLLEN died on December 27, 2022. Pursuant to Article 13 of THE WILLIAM TAMPLLEN TRUST, CHERYL D. TAMPLLEN is now the Trustee. This deed is a distribution from the Trust pursuant to its terms.

**WARNING. 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.

The true consideration for this conveyance is \$0 (trust distribution).

Duly executed May 21<sup>st</sup>, 2024.

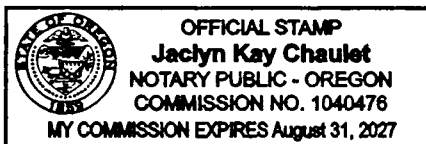
Cheryl D. Tamplen  
CHERYL D. TAMPLIN, Trustee

GRANTOR

Klamath County, Oregon - ss:

On May 21<sup>st</sup>, 2024, personally appeared CHERYL D. TAMPLIN as Trustee of THE WILLIAM TAMPLIN TRUST under Agreement dated May 7, 2015, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Jaclyn Kay Chaulet  
Notary Public for Oregon  
My Commission Expires: August 31, 2027

## EXHIBIT A

### Parcel 1

A tract of land, situated in the Southeast one-quarter of Section 12, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon being more particularly described as follows:

Beginning at a 5/8 inch iron rod on the centerline of a 40 foot wide road easement from which point the stone marking the one-quarter corner common to Section 12 and 13 bears South 85 degrees 27' 23" West 715.83 feet; thence North 60 degrees 17' 42" East 425.00 feet to a 5/8 inch iron rod; thence North 26 degrees 52' 04" West 524.37 feet to a 5/8 inch iron rod; thence South 60 degrees 17' 42" West 425.00 feet to a 5/8 inch iron rod on the centerline of said 40 foot wide road easement; thence South 26 degrees 03' 02" East 44.00 feet along said centerline to a 5/8 inch iron rod; thence continuing along said centerline South 25 degrees 45' 58" East, 337.01 feet to a 5/8 inch iron rod; thence continuing along said centerline South 29 degrees 42' 18" East 143.60 feet to the point of beginning, the above description encompassing parcel no.3 of Minor Land Partition No. 20-89 as filed with the Klamath County Clerk's Office.

SUBJECT TO a roadway easement, for ingress and egress, over and across the Westerly 20 feet of the above described parcel.

### Parcel 2

A tract of land situated in the Southeast one-quarter of Section 12, and in the Northeast one-quarter of Section 13, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the stone marking the one-quarter corner common to Section 12 and 13 bears North 73 degrees 03' 15" West 1125.58 feet, said point of beginning being the point of intersection of the centerline tangents number 13 and number 14 of a 40 foot wide road easement as platted for Minor Land Partition Number 51-82; thence North 47 degrees 10' 55" East 440.67 feet to a 5/8 inch iron rod; thence North 46 degrees 59' 41" West 433.78 feet to a 5/8 inch iron rod; thence South 60 degrees 17' 42" West 425.00 feet to a 5/8 inch iron rod on the centerline of said 40 foot side road easement; thence along said centerline along the following described courses: 1) South 29 degrees 42' 18" East 36.00 feet to a 5/8 inch iron rod; 2) thence South 13 degrees 59' 39" East 40.11 feet to a 5/8 inch iron rod; 3) thence South 13 degrees 04' 50" East, 65.99 feet to a 5/8 inch iron rod; 4) thence South 40 degrees 32' 19" East 214.21 feet to a 5/8 inch iron rod; 5) thence South 64 degrees 15' 00" East 201.43 feet

to the point of beginning, the above description encompassing parcel no. 2 of Minor Land Partition No. 20-89 as filed with the Klamath County Clerk's office.

SUBJECT TO a roadway easement, for ingress and egress, over and across the Westerly 20 feet of the above described parcel.

Exceptions:

1. Subject to the right of California Oregon Power Company to maintain water level of Upper Klamath Lake between 4137 and 4143.3 feet, and release of damages to said company, as disclosed by Deed recorded in Volume 226, page 51, Deed Records of Klamath County, Oregon.
2. Subject to a 40 foot easement for construction, use and maintenance of an access road and utility lines as set forth in documents recorded June 13, 1977 in Volume M77, page 10279, and recorded March 28, 1980 in volume M80, page 5331, Microfilm Records of Klamath County, Oregon.
3. Subject to a 60 foot non-exclusive easement as shown on Minor Partition No. 80-82, as filed in Klamath County Engineer's Office.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
5. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.