

After recording return to:
Shane R. Durant and Michelle A. Durant
39890 Modoc Point Road
Chiloquin, OR 97624

2024-004026
Klamath County, Oregon



00328643202400040260010011

05/22/2024 08:44:57 AM

Fee: \$82.00

Tru-line.
Returned at: Counter

Until a change is requested all tax statements shall be sent to the following address:

Shane R. Durant and Michelle A. Durant
39890 Modoc Point Road

STATUTORY
BARGAIN AND SALE DEED

We, Shane R. Durant and Michelle A. Durant, as Tenants by the Entirety, Grantors, convey to Shane R. Durant and Michelle A. Durant, as Tenants by the Entirety, Grantees, the following described real property situated in Klamath County, Oregon, to-wit:

Legal Description:

A STRIP OF LAND BEING A PORTION OF GOVERNMENT LOT 10 (SE1/4 NW1/4) OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 7, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF MODOC POINT ROAD AND THE SOUTH LINE OF SAID GOVERNMENT LOT 10, FROM WHICH THE SOUTHWEST CORNER OF LOT 1, BLOCK 4 OF "TRACT 1053 - OREGON SHORES BEARS S00°31'25"W 664.92 FEET AND S89°56'33"E 60.00 FEET; THENCE N00°31'25"E, ALONG THE SAID WEST RIGHT OF WAY LINE, 15.00 FEET; THENCE N89°54'13"W, PARALLEL TO THE SAID SOUTH LINE OF GOVERNMENT LOT 10, 292.1 FEET, MORE OR LESS, TO THE HIGH WATER LINE OF AGENCY LAKE; THENCE SOUTHERLY, ALONG THE SAID HIGH WATER LINE, 17 FEET, MORE OR LESS, TO THE SAID SOUTH LINE OF GOVERNMENT LOT 10; THENCE S89°54'13"E, ALONG THE SAID SOUTH LINE, 283.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 0.10 ACRES, MORE OR LESS, WITH BEARINGS BASED ON RECORD OF SURVEY 7492 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

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. (Here comply with the requirements of ORS 93.030). This conveyance is made pursuant to the approval of "Property Line Adjustment 12-23".

Dated this 21 day of May, 2024.

Shane R. Durant

Michelle A. Durant

STATE OF OREGON ss}
COUNTY OF KLAMATH

This instrument was acknowledged before me on this 21st day of May, 2024.

By: Shane R. Durant and Michelle A. Durant.

Notary Public for the State of Oregon

My commission expires: October 03, 2027

