

2024-004283

Klamath County, Oregon



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05/29/2024 02:48:36 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

John R. Bath, Personal Representative of
The Estate of Viletta Jan Bath
13798 E. Langell Valley Rd.
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:

John R. Bath
13798 E. Langell Valley Rd.
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

John R. Bath
13798 E. Langell Valley Rd.
Bonanza, OR 97623

BARGAIN AND SALE DEED

John R. Bath, the personal representative of the Estate of Viletta Jane Bath, hereinafter referred to as grantor, conveys to John R. Bath, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

All that portion of the SW1/4 and the SW1/4 of NW1/4 of Sec. 13, Twp. 40 S., R. 13 E.W.M., lying Southwesterly of the Lost River Channel Improvement of the United States Reclamation Service, the right of way for which is described as follows:

All that portion of the SW1/4 and the SW1/4 of NW1/4 of Sec. 13, Twp. 40 S., R. 13 E.W.M. included in a strip of land 60 feet in width, extending from 70 feet Southwesterly of the centerline of the Lost River Channel Improvement to 130 feet Southwesterly of said centerline and measured at right angles thereto, said centerline beginning at a point on the section line common to Sections 13 and 24, Township and Range aforesaid, from which the section corner common to Sections 13 and 24, Township and Range as aforesaid and Sections 18 and 19, Twp. 40 S., R. 14 E.W.M. bears South 89°59' East a distance of 3057.0 feet, more or less, and continuing thence North 33°56' West a distance of 2104.7 feet; thence North 34°52' West a distance of 1920.7 feet to a point on the West boundary of the SW1/4 of NW1/4 of Sec. 13, Twp. 40 S., R. 13 E.W.M., from which the section corner common to Sections 11, 12, 13 and 14, Township and Range aforesaid, bears North 0°33' West a distance of 1987.3 feet, more or less.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; contract and/or lien for irrigation and/or drainage; rights of the public in and to any portion of said premises lying within the limits of roads and highways; easements and rights of way of record and those apparent on the land, if any; right of way, including the terms and provisions thereof executed in instrument recorded Aug. 8, 1941 in Deed Volume 140 at page 245, Records of Klamath County, Oregon; Agreement, including the terms and provisions thereof, executed by Guy H. Hancock and Eleanor B. Hancock, husband and wife, to Garner Lundy, et al, as to use of waste water and maintenance of ditches across said premises.

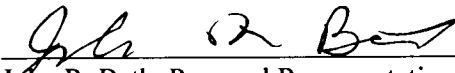
Property ID: 629494; Map Tax Lot: 4013-00000-03000

Consideration is \$0.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e. distribution of assets of the Estate of Viletta Jane Bath, Klamath County Circuit Court Case No. 23PB07431.

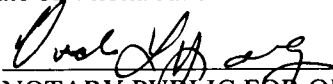
IN WITNESS WHEREOF, the grantor has executed this instrument this 29 day of May, 2024.

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


John R. Bath, Personal Representative of
The Estate of Viletta Jane Bath

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29th day of May 2024, by John R. Bath, Personal Representative of the Estate of Viletta Jane Bath.


NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024

