



00331353202400063260020024

07/19/2024 03:15:00 PM

Fee: \$87.00

After recording, return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Lloyd Dennis Barker and Deborah Gail Barker 16935 Hwy 66 Keno, OR 97627

Grantors:
Lloyd Dennis Barker and Deborah Gail Barker
16935 Hwy 66
Keno, OR 97627

Grantee:
Lloyd Dennis Barker and Deborah Gail Barker
16935 Hwy 66
Keno, OR 97627

-BARGAIN AND SALE DEED-

Lloyd Dennis Barker and Deborah Gail Barker, as tenants by the entirety, Grantors, convey Lloyd Dennis Barker and Deborah Gail Barker, as tenants by the entirety, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference.

The true and actual consideration for this transfer is Lot Line-Resultant.

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 19 day of JULY, 2024.

Lloyd Dennis Barker, Grantor
Lloyd Dennis Barker, Grantor

Deborah Gail Barker
Deborah Gail Barker, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 19th day of July, 2024, the above-named Lloyd Dennis Barker and Deborah Gail Barker, Grantors, and acknowledged the foregoing instrument to be their voluntary act.

Jeanne Danials
Notary Public for Oregon
My Commission expires: November 01, 2026

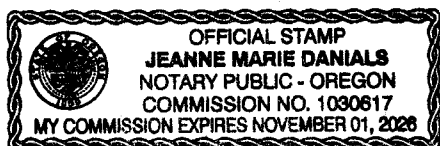


Exhibit A

An area of land in the Northwest 1/4 of Section 1, Township 40 South, Range 7 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

The land described in Klamath County Deed Document no. 2019-009133, being more particularly described as follows:

Beginning at a point which bears South 89°18'17" East a distance of 1227.05 feet and South 00°19'02" West a distance of 410.0 feet from the Northwest corner of said Section 1, said beginning point, thence South 89°18'17" East a distance of 430.0 feet; thence South a distance of 345.98 feet to the centerline of OLD WAGON ROAD; thence along said centerline South 51°49'40" West 223.57 feet, South 59°19'40" West 285.98 feet, South 40°10'34" West 21.89 feet; thence leaving OLD WAGON ROAD North 00°19'02" East a distance of 651.99 feet, more or less to the point of beginning.

Excepting therefrom the following:

Beginning at a 5/8" iron rod marking the Southeast corner of the land described in Klamath County Deed Volume M90, page 14796 which bears South 00°00'00" East 410.00 feet from a 1/2" iron rod; thence along the South line of said deed record, North 89°11'58" West 333.11 feet to a 5/8" iron rod and the **true point of beginning**; thence leaving said South line, South 45°48'02" West 45.75 feet to a 5/8" iron rod; thence North 89°11'58" West 65.81 feet to a 5/8" iron rod on the West line of the land described in Klamath County Deed Document no. 2019-009133; thence along said West line North 00°21'16" East 32.35 feet to a 1/2" iron pipe marking the Southwest corner of M90, page 14796; thence along the South line of Volume M90, page 14796, South 89°11'58" East 98.41 feet to a 5/8" iron rod and the **true point of beginning**.

Bearings based on the East line of C.S. 2338.

