

Klamath County, Oregon

**Fee: \$87.00**

John Ketchum
16945 Hwy 66
Keno, OR 97627

Returned at Counter

-BARGAIN AND SALE DEED-

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

DATED this 19 day of July, 2024.

John R. Ketchum, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 19th day of July, 2024, the above-named John R. Ketchum, Grantor, and acknowledged the foregoing instrument to be his voluntary act.

Heanne Daniel
Notary Public for Oregon

Notary Public for Oregon

My Commission expires: NOVEMBER 01, 2026

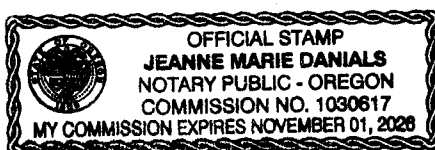


Exhibit A

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 Volume M90, Page 14796, being more particularly described as follows:

Beginning at a 1/2 inch iron pin on the North line of said Section 1, from which the Northwest corner of said Section 1, bears North 89°18'17" West 1227.05 feet; thence South 89°18'17" East along said section line a distance of 430.0 feet to a 1/2 inch iron pin; thence South a distance of 410.0 feet; thence North 89°18'17" West a distance of 430.0 feet; thence North 0°19'02" East a distance of 410.0 feet to the point of beginning.

Together with 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.

