Returned at Counter

2024-006328 Klamath County, Oregon

00331355202400063280020028

07/19/2024 03:16:15 PM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.

411 Pine Street

Klamath Falls, OR 97601

Send tax statements to:

John Ketchum

16945 Hwy 66

Keno, OR 97627

Lloyd Dennis Barker and Deborah Gail Barker

16935 Hwy 66

Keno, OR 97627

Grantee:

John Ketchum

16945 Hwy 66

Keno, OR 97627

-BARGAIN AND SALE DEED-

Lloyd Dennis Barker and Deborah Gail Barker, as tenants by the entirety, Grantors, convey to John R. Ketchum, Grantee, 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-Area of Adjustment.

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.

Janus Barker, Granton Nelson Sail

STATE OF OREGON

)

County of Klamath

Personally appeared before me this 194 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.

Notary Public for Oregon

My Commission expires: Movember or, 2016

OFFICIAL STAMP JEANNE MARIE DANIAI NOTARY PUBLIC - OREGON COMMISSION NO. 1030617 SION 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:

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 11, 2019 ANDREW A. PAUL 84952

EXPIRATION DATE: 12/31/24