

Send Tax Statements to Grantee at:
The Harold & Libby Lloyd Living Trust
PO Box 731
Gilchrist, OR 97737

2024-006499
Klamath County, Oregon
07/25/2024 10:31:02 AM
Fee: \$87.00

After Recording return to:
Law Office of Paul Heatherman PC
PO Box 8
Bend, OR 97709

BARGAIN AND SALE DEED

Harold G. Lloyd and Libby L. Lloyd, husband and wife, Grantor, conveys to Harold G. Lloyd and Libby L. Lloyd, Trustees of the Harold & Libby Lloyd Living Trust dated July 22, 2024, and any amendment thereto, Grantee, the following described real property:

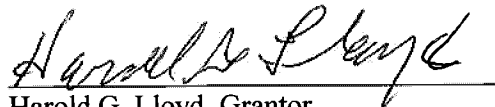
See attached Exhibit A for Legal Description

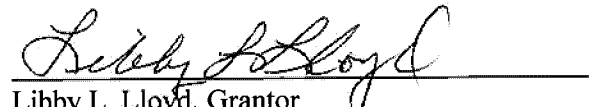
SUBJECT TO all liens, covenants, encumbrances, reservations, restrictions and easements of record.

The true consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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 on July 22, 2024.

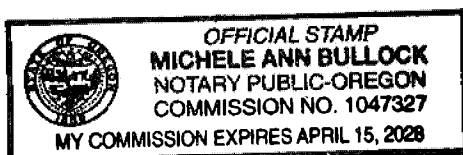

Harold G. Lloyd, Grantor


Libby L. Lloyd, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me the above named Harold G. Lloyd and Libby L. Lloyd and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me on July 22, 2024.




NOTARY PUBLIC FOR OREGON

EXHIBIT A

Beginning at the Northeast corner of the Southeast quarter (SE 1/4) of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, thence South 254.8 feet; thence West Northwesterly 314.27 feet to the East bounday of U. S. Highway 97; thence Southerly along said boundary 164 feet to the true point of beginning; thence Southerly along the said East boundary of U. S. Highway 97 as the same now exists a distance of 164.5 feet, thence Easterly at a 90° turn a distance of 200 feet; thence North along a line parallel to the East boundary of said U. S. Highway 97 a distance of 164.5 feet; thence Westerly at a 90° turn a distance of 200 feet more or less to the point of beginning.

Seller reserves permanently an easement of ingress from said U. S. Highway 97. That easement to extend in a general Northerly-Southerly direction adjacent to the boundary of said U. S. Highway 97, being, sufficiently long to enable the seller or her successor in interest to enter said U. S. Highway 97 from the existing road on the real property to which the easement is made appurtenant. This easement for ingress and egress shall be appurtenant to (following attached description).

The following described real property situate in Klamath County, Oregon:

PARCEL 1: Beginning at the Northeast corner of the Southeast quarter of Section 36, Township 24 South, Range 8, E.W.M., thence South 254.8 feet to the true point of beginning; thence West Northwesterly 316 feet to the East boundary of U. S. Highway 97; thence Southerly along said boundary, 228.5 feet; thence Easterly at a 90° turn, 30 feet, thence Southerly at right angles, 100 feet to the North boundary line of a parcel of land deeded to Willis and Mabel Jorstad as recorded in Book 155 Page 34, Deed Records of Klamath County, Oregon; thence Easterly along said line 440.4 feet to Section line; thence North 362.9 feet to point of beginning.

PARCEL 2: A parcel of land lying in the NE 1/4 SE 1/4 of Section 36 Township 24 South, Range 8 E.W.M., and being a portion of that property described in that certain deed to State of Oregon, by and through its State Highway Commission, recorded in Deed Volume 252 Page 172, Deed Records of Klamath County, Oregon; the said parcel being that portion of said property lying Southeasterly of a line which is parallel to and 100 feet Southeasterly of the center line of the relocated The Dalles-California Highway, which center line is described as follows: Beginning at Engineer's center line Station 42+00, said Station being 125 feet North and 298 feet West of the East quarter corner of said Section 36, thence South 25° 50' West, 1000 feet to Station 52+00, said parallel line crosses the Northeasterly and Southwesterly lines of said property approximately opposite center line Station 46+30 and 47+30, respectively.