

TVU-Line
Returned at Counter

After recording return to:
Beverly Demetrakos
27227 Hwy 140 W
Klamath Falls, Or 97603

Until a change is requested all tax statements shall be sent to the following address:
Beverly Demetrakos
27227 Hwy 140 W
Klamath Falls, Or 97603Chiloquin, OR 97624

2024-006515
Klamath County, Oregon

00331582202400065150010018
07/25/2024 01:56:37 PM Fee: \$82.00

STATUTORY
BARGAIN AND SALE DEED

We, Derek Kane and Annie Kane, as Tenants by the Entirety, Grantors, convey to Beverly Demetrakos, Trustee of the Beverly Demetrakos 2013 Trust under agreement dated the 11th day of March, 2013, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Legal Description:

A PARCEL OF LAND, SITUATED IN THE NE1/4, SECTION 23, TOWNSHIP 36 SOUTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS NORTH 00°14'58" WEST A DISTANCE OF 121.22 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 23 AND 24, SAID TOWNSHIP AND RANGE; THENCE NORTH 00°14'58" WEST A DISTANCE OF 1268.99 FEET; THENCE SOUTH 88°42'53" WEST A DISTANCE OF 1022.77 FEET, TO THE NORTHEASTERLY RIGHT OF WAY OF HIGHWAY 140 WEST; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 1014.1 FEET, MORE OR LESS; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 10 FEET, MORE OR LESS; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 601.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 15.0 ACRES, MORE OR LESS. THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE OREGON COORDINATE REFERENCE SYSTEM, BEND-KLAMATH FALLS ZONE.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030). This conveyance is made pursuant to the approval of "Property Line Adjustment 1-24".

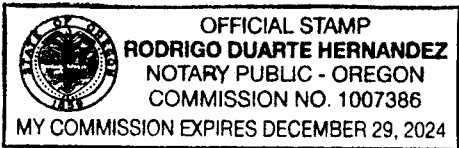
Dated this 25 day of July, 2024.

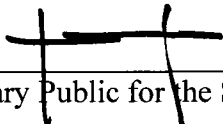

Derek Kane


Annie Kane

STATE OF OREGON ss}
COUNTY OF KLAMATH

This instrument was acknowledged before me on this 25 day of JULY, 2024.
By: Derek Kane and Annie Kane.




Notary Public for the State of Oregon
My commission expires: DECEMBER 29, 2024.