



00331637202400065600020026

07/26/2024 03:00:33 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 R. Ketchum and Teresa L. Ketchum 16945 Hwy 66 Keno, OR 97627

Grantor:
John R. Ketchum
16945 Hwy 66
Keno, OR 97627

Grantee:
John R. Ketchum and Teresa L. Ketchum
16945 Hwy 66
Keno, OR 97627

-BARGAIN AND SALE DEED-

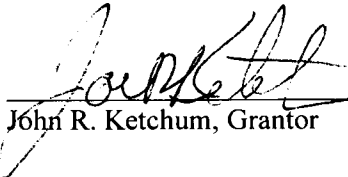
John R. Ketchum, Grantor, conveys to John R. Ketchum and Teresa L. Ketchum, as tenants by the entirety, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

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

The true and actual consideration for this transfer is \$0.

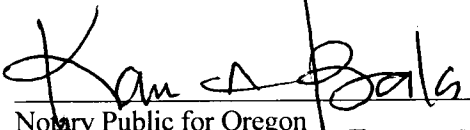
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 26 day of JULY, 2024.


John R. Ketchum, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 26 day of JULY, 2024, the above-named John R. Ketchum, Grantor, and acknowledged the foregoing instrument to be his voluntary act.


Notary Public for Oregon
My Commission expires: 7-12-2025

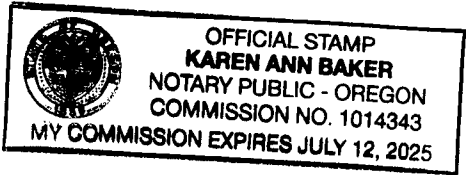


Exhibit A

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 Southwest 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 Northwest corner of said deed record; 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.