

2024-006650

Klamath County, Oregon

William DeJong Jr.

288 Treeline Rd

Kilgore, TX 75662

Grantor's Name and Address

Tom DeJong and Nellie A. DeJong, Trustees, or their successors
in trust, under the DeJong Living Trust dated June 1, 1999

18231 North Poe Valley Rd

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Tom DeJong and Nellie A. DeJong, Trustees, or their successors
in trust, under the DeJong Living Trust dated June 1, 1999

18231 North Poe Valley Rd

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Tom DeJong and Nellie A. DeJong, Trustees, or their successors
in trust, under the DeJong Living Trust dated June 1, 1999

18231 North Poe Valley Rd

Klamath Falls, OR 97601



00331747202400066500030039

07/31/2024 08:17:10 AM

Fee: \$92.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That William DeJong Jr.,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Tom DeJong and Nellie A. DeJong, Trustees, or their successors in trust, under the DeJong Living Trust dated June 1, 1999, and any amendments thereto,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$117,000.00.

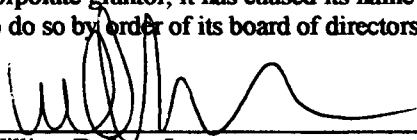
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.


In Witness Whereof, the grantor has executed this instrument this 26 day of July, 2024; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.



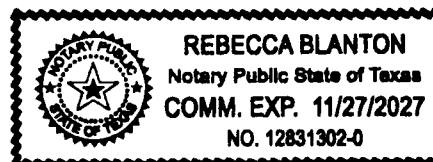
William DeJong Jr.

State of Texas } ss
County of Gregg }

On this 26 day of July, 2024, before me, Rebecca Blanton a Notary Public in and for said state, personally appeared William DeJong Jr., known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Texas
Residing at: 304 N. Kilgore St., Kilgore, TX 75662
Commission Expires: 11-27-27



Legal Description
Exhibit "A"

A tract of land situated in the E1/2 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Southerly line of Parcel described in Deed Volume 244, page 51, Deed Records of Klamath County, Oregon, which bears South 0 degrees 12' 57" West, 1059.29 feet, and South 72 degrees 58' 03" West 916.72 feet from the Northeast corner of said Section 13, said beginning point being the most Westerly corner of tract described in Memorandum of Agreement recorded in Volume M77, page 24109, Microfilm Records of Klamath County, Oregon, thence continuing along the Southerly line of Parcel described in Deed Volume 244, page 41, South 72 degrees 58' 03" West a distance of 729.63 feet, more or less, to an angle point, thence South 18 degrees 30' East 30.9 feet, thence South 71 degrees 43' West along said Southerly line to the Northeasterly right-of-way line of the U.S.B.R. "A" Canal; thence Southeasterly along said right-of-way line to its intersection with the West line of the Klamath Falls-Malin Highway; thence North along said West line to a point which bears West 30 feet and South 0 degrees 12' 57" West a distance of 2136.37 feet from the Northeast corner of said section 13; said point being the Southeast corner of tract described in Volume M77, page 24109, Microfilm Records of Klamath County, Oregon; thence following the boundary of said tract, North 89 degrees 50' 16° West 397.5 feet and North 28 degrees 36' 17" West 919.58 feet to the point of beginning.

EXCEPT THEREFROM the following: A tract of land situated in the E1/2 E1/2 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a fence corner located West 30.0 feet and South 2370.8 feet from the Northeasterly corner of said Section 13, said point being on the Westerly side or boundary of the Klamath Falls-Merrill Highway as now located (1960); thence Westerly along a fence line a distance of 235 feet; thence Southerly along a fence line a distance of 280 feet; thence Easterly along a fence line a distance of 235 feet to the Westerly side or boundary of the Klamath Falls-Merrill Highway; thence Northerly along the Westerly boundary of said highway a distance of 280 feet, more or less, to the point of beginning.

Less and except that portion deeded to the State of Oregon by and through its Department of Transportation by Warranty Deed recorded December 11, 1996 in Vol. M96, Page 38552, Klamath County, Oregon.

APN 3909-01300-00400