

2024-006328

Klamath County, Oregon



00331355202400063280020028

07/19/2024 03:16:15 PM

Fee: \$87.00

2024-007860

Klamath County, Oregon



00333254202400078600020027

09/09/2024 11:17:09 AM

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

Grantors:

Lloyd Dennis Barker and Deborah Gail Barker
16935 Hwy 66 Trustees
Keno, OR 97627

Grantee:

John Ketchum
16945 Hwy 66
Keno, OR 97627

*Rerecorded at the request of Michael P. Rudd to correct
Grantor previously recorded in Instrument 2024-006328

-BARGAIN AND SALE DEED-

*Dennis Barker and Deborah Barker, Trustees of the Dennis and Deborah Barker Trust,
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.

DATED this 19 day of July, 2024.

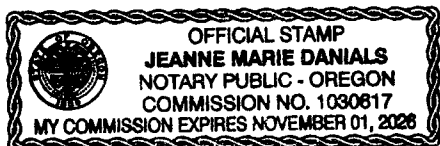
Lloyd Dennis Barker, Grantor
Lloyd Dennis Barker, Grantor

Deborah Gail Barker
Deborah Gail Barker, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 19th 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.

Jeanne Marie Danials
Notary Public for Oregon
My Commission expires: November 01, 2026



Returned at Counter

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.

