

2024-008156

Klamath County, Oregon

09/17/2024 04:08:02 PM

Fee: \$87.00

After recording, return to:

Donald J. Churnside
Hershner Hunter, LLP
P.O. Box 1475
Eugene, OR 97440

**Until a change is requested,
mail all tax statements to:**

No Change

Tax Account No. 325491
Map & Tax Lot No. 3610-00000-03600

BARGAIN AND SALE DEED

Teryl Saxon-Hill, Claiming Successor of the Estate of Cecil D. Saxon, Klamath County Circuit Court Case No. 24PB02584, Grantor, conveys to Teryl Saxon-Hill and Kelly Saxon Steele, Co-Trustees of the Cecil D. Saxon Revocable Trust, Grantee, his 2/3 ownership interest in the real property situated in Klamath County, State of Oregon, described as follows:

A tract of land situated in the E1/2SE1/4 of Section 32, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

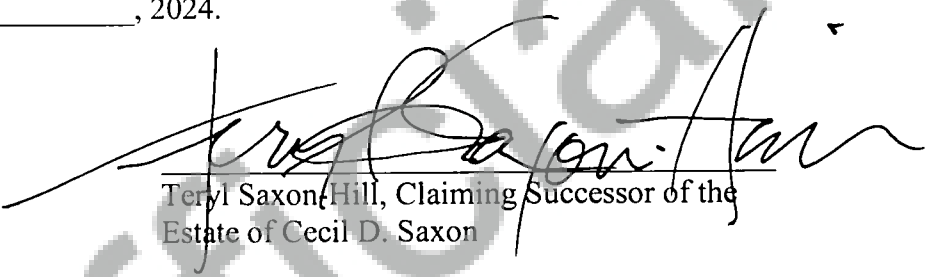
Beginning at the Southeast corner of said Section 32; then N. 00°16'15" E. along the East line of said Section 32, 1748.81 feet; thence N. 89°11'48" W. parallel to the South line of said Section 32, 1327.06 feet to West line of said E1/2SE1/4; thence S. 00°11'53" W. 1748.78 feet to the South line of said Section 32; thence S. 89°11'48" E. 1329.93 feet to the point of beginning, being the Southerly 53.33 acres of the E1/2SE1/4 of said Section 32, with bearings based on a solar observations.

The true consideration for this conveyance is: other value given.

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

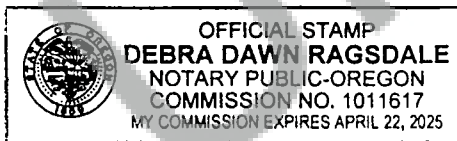
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE 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.

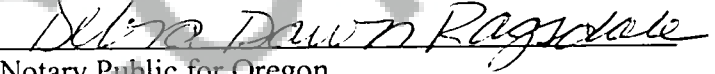
DATED: 9-16, 2024.


Teryl Saxon-Hill, Claiming Successor of the
Estate of Cecil D. Saxon

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on September 16, 2024, by
Teryl Saxon-Hill, Claiming Successor of the Estate of Cecil D. Saxon.




Notary Public for Oregon
My commission expires: April 22, 2025