

**2024-008159**

**Klamath County, Oregon**

**09/17/2024 04:14:02 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. 349581  
Map & Tax Lot No. 3611-009D0-00300

### **BARGAIN AND SALE DEED**

Saxon's Masonry, Inc., by and through Teryl Saxon-Hill, as the Claiming Successor of the Estate of Cecil D. Saxon, owner of all of the issued and outstanding stock of Saxon's Masonry, Inc., Grantor, conveys to Teryl Saxon-Hill and Kelly Saxon Steele, Co-Trustees of the Cecil D. Saxon Revocable Trust, Grantee, its 60% ownership interest in the real property situated in Klamath County, State of Oregon, described as follows:

A parcel of land situated in Government Lots 9, 16 & 17, Section 9, Township 36 South, Range 11 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block 7, Second Addition to Nimrod River Park; thence South 850.00 feet to the true point of beginning; thence continuing South 545.56 feet to the North bank of the Sprague River; thence South 71 degrees 28' 33" East along said bank 339.14 feet; thence leaving said bank North 815.16 feet; thence South 63 degrees 17' 02" West 360.00 feet to the true point of beginning.

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.

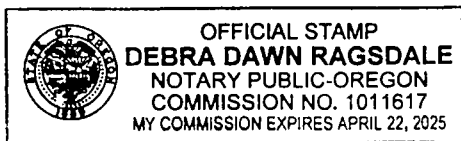
SAXON'S MASONRY, INC.

By:

Teryl Saxon-Hill  
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 as the Claiming Successor of the Estate of Cecil D. Saxon, owner of all of the issued and outstanding stock of Saxon's Masonry, Inc.



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