

2024-008367

Klamath County, Oregon



00333866202400083670020022

09/24/2024 03:59:03 PM

Fee: \$87.00

Returned at Counter

After Recording, Return To:
Lonnie Seward
22757 Bliss Road
Sprague River, Oregon 97639

Send Tax Statements to:
Lonnie Seward
22757 Bliss Road
Sprague River, Oregon 97639

BARGAIN AND SALE DEED

Lonnie Seward and Jonna Brown, as tenants by the entirety, Grantors, hereby conveys to Lonnie Seward and Jonna Brown, with right of survivorship, Grantees, all of Grantors' interest in the following described real property and improvements located in Klamath County, Oregon:

That portion of the following described property lying East of Squaw Flat Road.

The N1/2 of the SE1/4 of the SW1/4 of Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, Excepting therefrom:

A parcel of land for road purposes in Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet measured at right angles on either side of the following described center line:

Beginning at the Section Corner common to Sections 14, 15, 22 and 23, Township 36 South, Range 10 East of the Willamette Meridian; thence South 89°30' West along the North Section line of Section 22, 1232.52 feet to the intersection with the center line of said road which is Engineers Station 41 + 39.56, said station is 42.5 feet at right angles to the power line as it is presently constructed and is the true point of beginning of this description; thence South 24°43' West along a line parallel with, and 42.5 feet from said power line 4595.64 feet to Engineer's Station 87 + 35.20 which is the beginning of a 4° curve to the left; thence leaving said power line and along the arc of said 4° curve 826.80 feet to Engineer's Station 95 + 62.00 which is the end of said curve; thence South 8°21'20" East 552.30 feet, more or less to the South line of Section 22, Township 36 South, Range 10, East of the Willamette Meridian.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3610-02200-01801-000

Situs Address: 22757 Bliss Road, Sprague River, Oregon

The true consideration for this conveyance is for estate planning purposes and for other than money. The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

