



2024-008684
Klamath County, Oregon
10/04/2024 01:08:02 PM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

Zachariah Weems and Jake D. Weems

846 Homedale Apt. A

Klamath Falls OR 97603

Grantor's Name and Address

Zachariah Weems

846 Homedale Apt. A

Klamath Falls OR 97603

Grantee's Name and Address

After recording return to:

Zachariah Weems

846 Homedale Apt. A

Klamath Falls OR 97603

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

Zachariah Weems

No change

File No. 649543AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Zachariah Weems and Jake D. Weems, Not as Tenants in Common but with Rights of Survivorship

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Zachariah Weems,

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 Attached Exhibit 'A'

The true consideration for this conveyance is \$to convey title.

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 3rd day of October, 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.

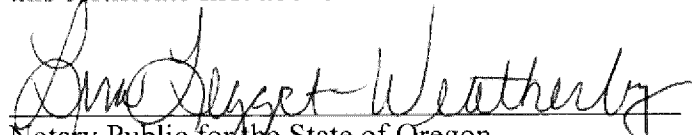

Zachariah Weems


Jake D. Weems

State of Oregon } ss
County of Klamath }

On this 3 day of October, 2024, before me, Lisa Leggett Weatherby ^{ssw} a Notary Public in and for said state, personally appeared Zachariah Weems and ~~Jake D. Weems~~ ^{ssw}; known or identified to me to be the person(s) whose name(s) ^{ssw} 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 Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2027



State of Oregon } ss
County of Klamath }

On this 4 day of October, 2024, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Jack P. Deems, known or identified to me to be the person(s) whose name(s) (s) 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 9/27/2027



EXHIBIT "A"

An area of land in the Northeast quarter and the Northwest quarter of Section 34, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon. Being described as Parcel 1 of Land Partition 18-19, recorded in Volume 2020-00201 of the Klamath County Clerk Records, and being more particularly described as follows:

Beginning at the East Quarter corner of said Section 34; thence along the East line of said Section 34 North $00^{\circ}13'19''$ West 1194.23 feet to the True Point of Beginning; thence North $89^{\circ}52'33''$ West 1852.18 feet; thence South $64^{\circ}57'52''$ West 1263.38 feet; thence North $89^{\circ}58'29''$ West 945.20 feet; thence North $00^{\circ}05'05''$ West 661.77 feet; thence North $64^{\circ}57'52''$ East 2029.72 feet; thence South $89^{\circ}52'33''$ East 2100.20 feet to a point on the East line of said Section 34; thence along said East line, South $00^{\circ}13'19''$ East 985.95 feet to the point of beginning.