

2024-009215

Klamath County, Oregon

Returned at Counter



00334881202400092150030038

10/22/2024 03:30:41 PM

Fee: \$92.00

After recording, return to:

Paul Engineering & Land Surveying
630 Hillside Avenue
Klamath Falls, OR 97601

Send tax statements to:

Dolores E. Stonier, Trustee of the
Stanley S. Stonier and Dolores E. Stonier
Revocable Living Trust
P.O. Box 5
Beatty, OR 97621

Grantors:

Dorothy A. Wegner
P.O. Box 5
Beatty, OR 97621
Dolores E. Stonier, Trustee of the
Stanley S. Stonier and Dolores E. Stonier
Revocable Living Trust
P.O. Box 5
Beatty, OR 97621

Grantees:

Dorothy A. Wegner
P.O. Box 5
Beatty, OR 97621
Dolores E. Stonier, Trustee of the
Stanley S. Stonier and Dolores E. Stonier
Revocable Living Trust
P.O. Box 5
Beatty, OR 97621

-BARGAIN AND SALE DEED-

Dorothy A. Wegner and Dolores E. Stonier, as Trustee of the Stanley S. Stonier and Dolores E. Stonier Revocable Living Trust, Grantors, convey to Dorothy A. Wegner and Dolores E. Stonier, as Trustee of the Stanley S. Stonier and Dolores E. Stonier Revocable Living Trust, Grantees, 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-Resultant.

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.

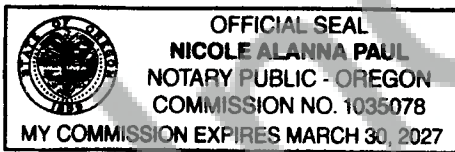
DATED this 08 day of October, 2024.

Dorothy A. Wegner
Dorothy A. Wegner, Grantor

Dolores E. Stonier
Dolores E. Stonier, as Trustee of the Stanley S. Stonier and Dolores E. Stonier Revocable Living Trust, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

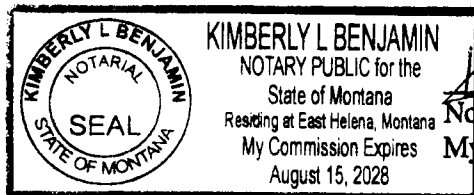
Personally appeared before me this 20 day of September, 2024, the above-named Dolores E. Stonier, as Trustee of the Stanley S. Stonier and Dolores E. Stonier Revocable Living Trust, Grantor, and acknowledged the foregoing instrument to be her voluntary act.



MPaul
Notary Public for Oregon
My Commission expires: March 30, 2027

STATE OF MONTANA)
) ss.
County of Lewis and Clark)

Personally appeared before me this 8 day of October, 2024, the above-named Dorothy A. Wegner, Grantor, and acknowledged the foregoing instrument to be her voluntary act.



Kimberly L. Benjamin
Notary Public for Montana
My Commission expires: 8/15/2028

Exhibit A

An area of land in the Southeast 1/4 of Section 1, Township 36 South, Range 11 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Beginning at a 5/8" iron rod marking the Southwest corner of Lot 12, Block 65, Fifth Addition to Nimrod River Park, also being the 1/64 Corner of Section 1; thence along the South line of said Block 65, North 89° 39' 38" East 350.00 feet to a 5/8" iron rod; thence leaving said South line, South 09° 29' 45" East 278.60 feet to a 5/8" iron rod; thence North 89° 27' 48" West 398.28 feet to a 5/8" iron rod on the East line of said Block 65; thence along said East line, North 00° 29' 30" East 269.00 feet to the point of beginning.

Together with a perpetual easement described as the South 20 feet of Block 65, Lot 9 of the Fifth Addition to Nimrod River Park as shown on the map in official records of Klamath County, State of Oregon, for roadway purposes for the purpose of ingress and egress per Klamath County Deed Volume m89, page 9840.

Bearings based on the Plat of Fifth Addition to Nimrod River Park..

