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10/22/2024 03:30:46 PM

Fee: \$87.00

After recording, return to:  
Paul Engineering & Land Surveying  
630 Hillside Avenue  
Klamath Falls, OR 97601

Send tax statements to:  
Frank R. Stonier and Christy L. Stonier,  
Trustees of the 2018 Frank R. Stonier and  
Christy L. Stonier Revocable Trust  
P.O. Box 116  
Beatty, OR 97621

Grantor:  
Frank R. Stonier and Christy L. Stonier,  
Trustees of the 2018 Frank R. Stonier and  
Christy L. Stonier Revocable Trust  
P.O. Box 116  
Beatty, OR 97621

Grantees:  
Frank R. Stonier and Christy L. Stonier,  
Trustees of the 2018 Frank R. Stonier and  
Christy L. Stonier Revocable Trust  
P.O. Box 116  
Beatty, OR 97621

-BARGAIN AND SALE DEED-

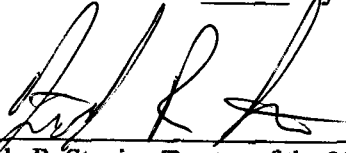
Frank R. Stonier and Christy L. Stonier, Trustees of the 2018 Frank R. Stonier and Christy L. Stonier Revocable Trust dated August 22, 2018, Grantor, conveys to Frank R. Stonier and Christy L. Stonier, Trustees of the 2018 Frank R. Stonier and Christy L. Stonier Revocable Trust dated August 22, 2018, Grantee, 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.

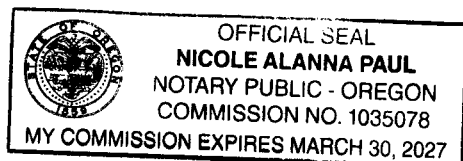
DATED this 20 day of Sept., 2024.

  
Frank R. Stonier, Trustee of the 2018 Frank R. Stonier and Christy L. Stonier Revocable Trust dated August 22, 2018, Grantor

  
Christy L. Stonier, Trustee of the 2018 Frank R. Stonier and Christy L. Stonier Revocable Trust dated August 22, 2018, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 20 day of September, 2024, the above-named Frank R. Stonier and Christy L. Stonier, Trustees of the 2018 Frank R. Stonier and Christy L. Stonier Revocable Trust dated August 22, 2018, Grantor, and acknowledged the foregoing instrument to be their voluntary act.



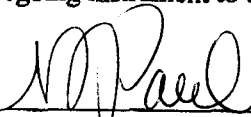
  
Notary Public for Oregon  
My Commission expires: March 30, 2027

Exhibit A

An area of land in the Southeast 1/4 of Section 1, Township 36 South, Range 11 East, the West 1/2 of Section 6, Township 36 South, Range 12 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

The land described as Parcel 1 in Klamath County Deed Document no. 2021-011745, being more particularly described as follows:

Parcel 1

The property is situated at 36205 Drews Road, Sprague River, OR 97639 and the legal description of the property is as follows:

In township 36 south, range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 1: S 1/2 SE 1/4, S 1/2 NE 1/4 SE 1/4

In township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 6: W 1/2 Lot 3, All Lot 4, SW 1/4 NW 1/4 , W 1/2 SE 1/4 NW 1/4 , SW 1/4.

Together with the following:

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:

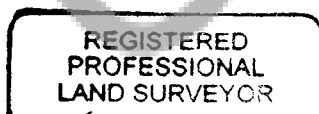
The land described in Klamath County Deed Document no 2016-001016, being more particularly described as follows:

S1/2 of the NW 1/4 of the SE 1/4 of Section 1, Township 36 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

Excepting therefrom the following:

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.

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



A handwritten signature in black ink, appearing to read "Andrew A. Paul".

