

2024-009478

Klamath County, Oregon



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10/30/2024 01:29:48 PM

Fee: \$92.00

After recording, please return to:

Mika N. Bair
Blain Law, LLC
517 Main Street
Klamath Falls OR 97601

Send tax statements to:

Allen C. Moates, Trustee
Post Office Box 55
Midland OR 97634

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 31st day of October 2024, by Allen Moates, Grantor, who conveys to Allen C. Moates, Trustee of the Allen C. Moates Revocable Living Trust Dated September 23, 2024, including all amendments thereto, and his successor Trustees, Grantees, the parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, BARGAIN AND SALE DEED - Page 1 of 2 (Wocus)

SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, said Grantor has executed this instrument this 7 day of October 2024.

Allen Moates
Allen Moates

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 7th, 2024, by Allen Moates.



Mika Nelson Bair
Notary Public for Oregon
My Commission Expires: 07/01/2025

EXHIBIT "A"
LEGAL DESCRIPTION

A part of Lots 10 and 11 of Section 18 and of Lots 7 and 8 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the left bank of the Klamath River at low water mark; which is North 78 degrees West of the Southeast corner of Lot 7, Section 19, Township 39 South, Range 9 East of the Willamette Meridian, running thence South 78 degrees East 4.15 chains to a stone marked "x" in the West line of the Lot 7 aforesaid; thence South 78 degrees East to the intersection of the center line of the Weed-Klamath Falls Highway, as the same is described in a right of way deed from Weyerhaeuser Timber Company to Klamath County, Oregon, dated November 28, 1934, with the Southerly boundary line of that part of said Lot 7 conveyed by Ed Sutton and wife and Mary J. Sutton to Weyerhaeuser Timber company by a deed dated February 17, 1923 and recorded in Book 59, Page 543, Deed Records of Klamath County, Oregon, and which intersection is designated as Engineer's center line station 105+80.6; thence Northwesterly along the said center line, as the same is described in said easement, to its intersection with the low water mark on the left bank of the Klamath River, and which is designated as Engineer's center line station 80+47; thence along said low water mark down stream to the place of beginning.

EXCEPTING THEREFROM any portion lying within Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath Falls, Oregon.

AND EXCEPTING THEREFROM that portion lying within the plat of Midland Tract, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND EXCEPTING THEREFROM the Westerly 100 feet thereof, being that strip of land 100 feet in width parallel to and adjacent to the said low water mark on the left bank of said Klamath River in said above described portion of Lots 10 and 11 of Section 18, and Lots 7 and 8 of Section 19.

It being the intention to include all of those portions of said Lots 7 and 8 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian, acquired by Weyerhaeuser Timber Company from Ed Sutton and wife and Mary J. Sutton by a deed dated February 17, 1923 and recorded in Book 59, Page 543, Deed/Records of Klamath County, Oregon, which lies West of the center line of said Weed-Klamath Falls Highway, as hereinbefore referred to, BUT EXCEPTING THEREFROM said above described 100 foot strip of land and ALSO EXCEPTING THEREFROM that parcel conveyed to the Department of Transportation, Highway Division, in Book M92, Page 25384.

PARCEL 2:

All that portion of MIDLAND TRACTS NO. 1, 16, and 17, which lies Westerly of U.S. Highway 97 and Southern Pacific Railroad Co. rights of way, in the County of Klamath, State of Oregon.