

Returned at Counter

2024-009538  
Klamath County, Oregon



10/31/2024 03:28:54 PM      Fee: \$87.00

**After recording, return to:**  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**  
Shirley N. Pederson, Trustee of the  
Shirley Pederson Trust  
5612 Sturdivant Avenue  
Klamath Falls, OR 97603

**Grantor:**  
Shirley N. Pederson  
5612 Sturdivant Avenue  
Klamath Falls, OR 97603

**Grantee:**  
Shirley N. Pederson, Trustee of the  
Shirley Pederson Trust  
5612 Sturdivant Avenue  
Klamath Falls, OR 97603

BARGAIN AND SALE DEED


Shirley N. Pederson, Grantor, conveys to Shirley N. Pederson, Trustee of the Shirley Pederson Trust, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

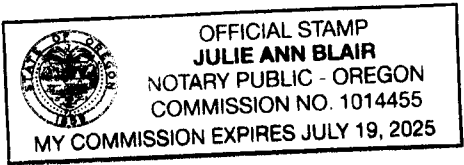
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

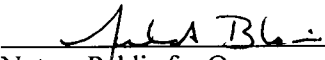
DATED this 11 day of October, 2024.

  
Shirley N. Pederson, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

Personally appeared before me this 11<sup>th</sup> day of October, 2024, the above-named Shirley N. Pederson, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



  
Notary Public for Oregon  
My Commission expires: 07/19/2025

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of the following described property which lies within Section 27, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon:

Parcel 3 of Major Land Partition No. 27-85 more particularly described as follows:

A parcel of land located in the SE1/4 SW1/4 of Section 27, and the NE1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence South 00° 12' 45" West along the North-South centerline of Section 34, 250.75 feet to a point on the Northerly right of way line of State Highway 140; thence following said right of way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears South 38° 43' 23" West 96.34 feet; thence North 00° 12' 45" East 285.71 feet; thence North 89° 15' 20" West 180.01 feet; thence South 00° 12' 45" West 247.80 feet; thence North 89° 55' 07" West 114.05 feet; thence North 9° 58' 30" West 266.86 feet to a point on the Southeasterly right of way line of the O.C. & E. Railroad; thence along said right of way line North 31° 08' 03" East 781.68 feet to a point on the North-South centerline of Section 27; thence South 00° 15' 04" West 646.40 feet to the point of beginning.

TOGETHER WITH a non-exclusive private easement for vehicular and public utility access created by Warranty Deed recorded April 9, 1998 in Volume M98, page 11673, Microfilm Records of Klamath County, Oregon, described as follows:

A strip of land 60.00 feet wide located in the NE1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the quarter corner common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence South 00° 12' 45" West along the North-South centerline of Section 34, 250.75 feet to a point on the Northerly right of way line of State Highway 140; thence following said right of way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears South 38° 43' 23" West 96.34 feet; thence North 00° 12' 45" East 326.71 feet, more or less, to the section line common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along section line to the point of beginning.

ALSO TOGETHER WITH an easement for utility purposes to provide access to Pole #F 10340 located on adjacent property.