



**2024-010100**  
Klamath County, Oregon  
11/20/2024 10:00:01 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Peter and Marjorie Leon Living Trust dated June 9, 2005

140124 Pine Creek Loop

Crescent Lake, OR 97733

Grantor's Name and Address

Peter R. Leon and Marjorie A. Leon

140124 Pine Creek Loop

Crescent Lake, OR 97733

Grantee's Name and Address

After recording return to:

Peter R. Leon and Marjorie A. Leon

140124 Pine Creek Loop

Crescent Lake, OR 97733

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

Peter R. Leon and Marjorie A. Leon

140124 Pine Creek Loop

Crescent Lake, OR 97733

File No. 655904AM

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## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Peter R. Leon and Marjorie A. Leon, as Trustees of the Peter and Marjorie Leon Living Trust dated June 9, 2005 who acquired title as**

**Peter R. Leon and Marjorie Z. Leon, as Trustees of the Peter and Marjorie Leon Living Trust dated June 9, 2005**

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

**Peter R. Leon and Marjorie A. Leon, as Tenants by the Entirety,**

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'**

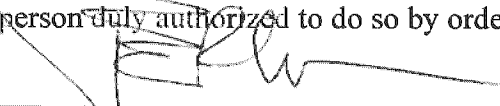
The true consideration for this conveyance is \$to convey title.

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 15 day of November 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.


  
Peter R. Leon, Trustee of the Peter and Marjorie Leon Living Trust

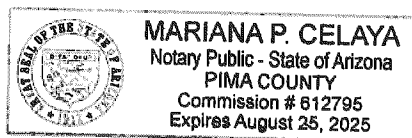
  
Marjorie A. Leon, Trustee of the Peter and Marjorie Leon Living Trust

State of Arizona } ss  
County of Pima }

Mariana P. Celaya

On this 15 day of November, 2024, before me,  ~~Peter R. Leon and Marjorie A. Leon~~  
Notary Public in and for said state, personally appeared Peter R. Leon and Marjorie A. Leon, Trustees of the Peter and Marjorie Leon Living Trust known or identified to me to be the person(s) whose name(s) is/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 Arizona  
Residing at: Sahuarita, AZ. 85629  
Commission Expires: Aug. 25, 2025



**EXHIBIT 'A'**

File No. 655904AM

Lot 9 in Block 1 of TRACT 1052, CRESCENT PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also a Tract of land situated in Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of Lot 9, Block 1, Tract No. 1052, Crescent Pines; thence South 57°52'24" West 255.42 feet to the Southwest corner of said Lot 9; thence North 89°35'09" West 290 feet, more or less, along the North line of the S1/2 of the SE1/4 of Section 18 Township 24 South, Range 7 East of the Willamette Meridian, to a point on a line 5.0 feet Easterly from the Northeasterly bank of Crescent Creek; thence Southeasterly along a line 5.0 feet Northeasterly of the North bank of said creek to a point on a line which bears South 5°30' West from the point of beginning; thence North 5°30' East 500 feet, more or less, to the point of beginning.

ALSO, beginning at the Southwest corner of Lot 9, Block 1 of Tract No. 1052 – Crescent Pines, according to the plat thereof recorded in Klamath County, Oregon Plat Records; thence North 89°35'09" West 290 feet, more or less, along the North line of the S1/2 of the SE1/4 of Section 18, Township 24 South, Range 7 East, of the Willamette Meridian to the true point of beginning on a line 5.00 feet Northeasterly from the Northeasterly bank of Crescent Creek; thence North 89°35'09" West 30 feet, more or less, to a point on the center line of Crescent Creek; thence Southeasterly along the center line of Crescent Creek, to a point bearing South 5°30' West 530 feet, more or less, from the Southeast corner of said Lot 9, Block 1; thence North 5°30' East 30 feet, more or less, to a point on a line 5.0 feet Northeasterly of the Northeasterly bank of said creek; thence Northwesterly along said line 5.0 feet Northeasterly of the Northeasterly bank of said creek to the true point of beginning in Klamath County, Oregon.