

THIS SPACE RESERVED FOR RECORDER'S USE

**2024-010683**

**Klamath County, Oregon**



00336604202400106830030035

12/10/2024 02:54:27 PM

Fee: \$92.00

Jill Schlesener

36060 Modoc Point Rd

Chiloquin, OR 97624

Grantor's Name and Address

Jill Schlesener as Trustee of the Jill Schlesener Revocable Trust  
dated December 10, 2024

36060 Modoc Point Rd

Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:

Jill Schlesener as Trustee of the Jill Schlesener Revocable Trust  
dated December 10, 2024

36060 Modoc Point Rd

Chiloquin, OR 97624

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

Jill Schlesener as Trustee of the Jill Schlesener Revocable Trust  
dated December 10, 2024

36060 Modoc Point Rd

Chiloquin, OR 97624

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Jill Schlesener**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey  
unto **Jill Schlesener as Trustee of the Jill Schlesener Revocable Trust dated December 10, 2024**,

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 LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is estate planning.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part  
of the consideration.

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.

Jill Schlesener  
Returned at Counter

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.

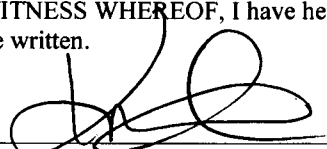
In Witness Whereof, the grantor has executed this instrument this 10 day of December, 2024; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

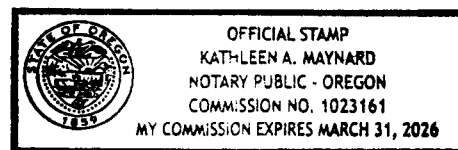
  
Jill Schlesener

State of Oregon} ss  
County of Klamath}

On this 10 day of December, 2024, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Jill Schlesener, 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 Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026



Legal Description  
Exhibit "A" Attached

Parcel 1

Part of Government Lots 10 and 15, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point that is on the Westerly right of way of the old Dalles-California Highway and which point is North 99.66 feet from the intersection of the Westerly right of way line of said Highway and the North line of Government Lot 15; thence South along said right of way line 100 feet; thence Westerly at right angles to said Highway to the East bank of Upper Klamath Lake, also known as Agency Lake; thence Northerly along said Lake to its intersection with a line that is parallel to and 99.66 feet North of the North line of Government Lot 15; thence East along said line to the Westerly right of way line of aforesaid Highway and the true point of beginning.

Parcel 2

A portion of Government Lot 15, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County Oregon, described as follows:

Beginning at the intersection to the Westerly right of way line of State Highway 427 and the Northerly line of Government Lot 15; thence Southerly along the Westerly line of said Highway .34 feet to the True Point of Beginning; thence continuing South along the Westerly line of said Highway 150 feet; thence West and parallel with the North line of Government Lot 15 to the Easterly line of Agency Lake; thence Northerly along the Easterly line of Agency Lake to a point that is due West of the True Point of Beginning; thence East 470 feet more or less to the True Point of Beginning.