

2024-010745

Klamath County, Oregon

12/12/2024 09:23:02 AM

Fee: \$112.00

RECORDING COVER SHEET *(Please Print or Type)*

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

AmeriTitle

404 Main St.

Ste. 1

Klamath Falls, OR 97601

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Bargain and Sale Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Troy G. Brooks and Tracey A. Brooks, husband and wife, as tenants by the entirety

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Brooks Land, LLC

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ ☐ Other

5) SEND TAX STATEMENTS TO:

Brooks Land, LLC

c/o Troy G. Brooks and Tracey A. Brooks

PO Box 342, Bly, OR 97622

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: “RERECORDED AT THE REQUEST OF AmeriTitle TO CORRECT Legal Description

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER 2018-012654.”

2018-012654

Klamath County, Oregon



00230486201800126540040047

10/16/2018 12:07:04 PM

Fee: \$97.00

Until a change is requested, all
tax statements shall be sent to:

Troy and Tracey Brooks
PO Box 342
Bly, Oregon 97622

After recording return to:
Troy and Tracey Brooks
PO Box 342
Bly, Oregon 97622

State of Oregon
County of Klamath

I hereby certify that instrument #2018-012654,
recorded on 10/16/2018, consisting of 4 page
(s), is a correct copy as it appears on record at
the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: December 11th, 2024

Rochelle Long

Returned at Counter

BARGAIN AND SALE DEED

Troy G. Brooks and Tracey A. Brooks, husband and wife, as tenants by the entirety,
Grantors, convey to Brooks Land, LLC, Grantee, the following described real property:

See Exhibit A attached hereto and by this reference incorporated herein

and

See Exhibit B attached hereto and by this reference incorporated herein

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. 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.

The true consideration for this conveyance is other than monetary consideration.

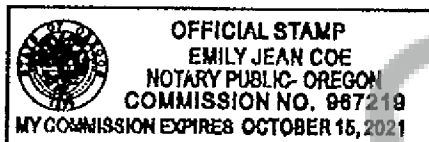
IN WITNESS WHEREOF, the Grantor has executed this instrument on this 16 day of October, 2018.

Troy G Brooks
Troy G. Brooks

Tracey A Brooks
Tracey A. Brooks

State of Oregon)
County of Klamath ss.

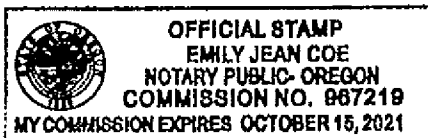
On this 16 day of October, in the year 2018, before me, a Notary Public, personally appeared Troy G. Brooks, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Emily Coe
Notary Public for Oregon
My Commission Expires: 10/15/2021

State of Oregon)
County of Klamath ss.

On this 16 day of October, in the year 2018, before me, a Notary Public, personally appeared ~~Troy G. Brooks~~, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.
*Tracey A. Brooks &c



Emily Coe
Notary Public for Oregon
My Commission Expires: 10/15/2021

EXHIBIT A
Legal Description
(Parcels 6-15 - Troy Brooks Ranch)

PARCEL 6:

That portion of Lot 1 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the section line 150 feet, more or less, West of the Northeast corner of said Lot 1; thence East along the section line a distance of 150 feet, more or less, to the said Northeast corner; thence South a distance of 60 feet, more or less, to a point on the East line of said Lot 1; thence in a Northwesterly direction to the point of beginning.

ALSO a strip of land 100 feet in width in the Northeast quarter of the Northwest quarter (NE 1/4 of NW 1/4), Northwest quarter of the Northeast quarter (NW 1/4 of NE 1/4) and South half of the Northeast quarter (S 1/2 of NE 1/4) of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, as described in that deed from Bly Logging Company to Weyerhaeuser Timber Company, dated July 10, 1950 and recorded November 22, 1950, in Book 243 at page 444, Deed Records of Klamath County, Oregon.

PARCEL 7:

The S 1/2, SW 1/4, NE 1/4 and SW 1/4 of Section 36, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 8:

The S 1/2 S 1/2 Section 31, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Weyerhaeuser Timber Company, a Washington Corporation, by deed Volume 314 at page 296, Deed Records of Klamath County, Oregon.

PARCEL 9:

Government Lots 1 and 2; that portion of Government Lot 3 lying Northeasterly of Weyerhaeuser Timber Company Road; the S 1/2 NE 1/4; the SE 1/4 lying Northeasterly of the Klamath Falls, Lakeview Highway; and the S 1/2 NE 1/4 SW 1/4 lying Northeasterly of the Klamath Falls-Lakeview Highway, EXCEPTING THEREFROM the S 1/2 NE 1/4 SE 1/4; all in Section 1, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Weyerhaeuser Timber Company, a Washington Corporation, by deed Volume 314 at page 296, Deed Records of Klamath County, Oregon.

PARCEL 10:

The N 1/2; W 1/2 SW 1/4; SE 1/4 SW 1/4; S 1/2 NE 1/4 SW 1/4 and the W 1/2 SE 1/4 Section 5, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 11:

All of Section 6, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northeast of U.S. Highway #66.

EXHIBIT A
Legal Description
(Parcels 6-15 - Troy Brooks Ranch – Continued)

EXCEPTING THEREFROM that portion conveyed to Weyerhaeuser Timber Company, a Washington Corporation, by deed Volume 314, page 296, Deed Records of Klamath County, Oregon.

PARCEL 12:

The NE 1/4 and E 1/2 NW 1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northeasterly of U.S. Highway #66.

PARCEL 13:

The N 1/2 N 1/2, S 1/2 NE 1/4 and the SW 1/4 NW 1/4; EXCEPT the South 330 feet, all in Section 8, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 14:

The N 1/2 of Lot 1 lying North of U.S. Highway #66, also known as Highway No. 140, in Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING the following described tract: Beginning at a point on the North Section line 150 feet West of the Northeast corner of Lot 1; thence East 150 feet to the said Northeast corner; thence South 60 feet; thence Northwesterly to the point of beginning.

PARCEL 15:

The N 1/2 NW 1/4 and the SE 1/4 NW 1/4 of Section 36, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT "A"

PARCEL 6:

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ALSO a strip of land 100 feet in width in the Northeast quarter of the Northwest quarter (NE 1/4 of NW 1/4), Northwest quarter of the Northeast quarter (NW 1/4 of NE 1/4) and South half of the Northeast quarter (S 1/2 of NE 1/4) of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, as described in that deed from Bly Logging Company to Weyerhaeuser Timber Company, dated July 10, 1950 and recorded November 22, 1950, in Book 243 at page 444, Deed Records of Klamath County, Oregon.

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EXCEPTING THEREFROM that portion conveyed to Weyerhaeuser Timber Company, a Washington Corporation, by deed Volume 314 at page 296, Deed Records of Klamath County, Oregon.

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