

Return To:



2024-010781

Klamath County, Oregon

12/13/2024 08:46:02 AM

Fee: \$87.00

After Recording Return to:

**Rachel O' Ryan
150221 Tigard Street
La Pine OR 97739**

Until change, tax statement shall
be sent to:

Same as Above

STATUTORY BARGAIN AND SALE DEED

Rachel O' Ryan,

hereinafter called grantor, does hereby grant, bargain, sell and convey unto

Rachel O' Ryan, Trustee to the Rachel O'Ryan Trust Dated August 4, 1998,

hereinafter called grantee, unto grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1

Lot 3 in Block 2 of MAHN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The North Seventy Five (75) feet of Lot 6 in Block 1, MAHN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

The Northerly Seventy Five (75) feet of the following described tract; Beginning at a point which is South 0°15' West 765.67 feet from the quarter corner between Section 11 and 14, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and along North and South center line of said Section 14; thence South 0°15' West 172.03 feet; thence North 66°30' West 63.8 feet; thence North 25°56' West 124.5 feet; thence North 17°39' East 36.42 feet; thence South 89°24' East 100.67 feet more or less, to the point of beginning, the above described parcel of land lying in the NE1/4 of the NW1/4 of Section 14, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(Account 131565, Map and Taxlot 2309-014BA-01000, Account 131734, Map and Taxlot 2309-014BA-01200, Account 131574, Map and Taxlot 2309-014BA-03700)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.


The true and actual consideration for this conveyance is \$0.00 (Vesting Change)

In construing this deed and where the context so requires, the singular includes plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**THIS DOCUMENT FILED FOR RECORD BY
DESCHUTES COUNTY TITLE COMPANY AS
AN ACCOMMODATION ONLY, IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON THE TITLE**

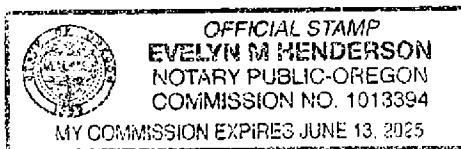
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

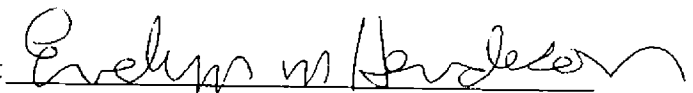
In Witness Whereof, the grantor has executed this instrument this 11 day of December, 2024


Rachel O' Ryan

STATE OF OREGON, County of Deschutes) ss.

On December 11, 2024, personally appeared the above named **Rachel O' Ryan** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: 

Notary Public for Oregon

My commission expires: 6-13-2025