

2024-010863

Klamath County, Oregon

12/16/2024 02:09:01 PM

Fee: \$92.00

After Recording Return To:

Michael C. Petersen
Christoff Petersen LLP
644 NW Broadway St.
Bend, OR 97703

Tax Statements to:

Nancy Baley, Trustee
P.O. Box 531
Merrill, OR 97633

STATUTORY BARGAIN AND SALE DEED

Nancy L. Baley, Trustee of the Nancy Baley Living Trust dated December 1, 2014, Grantor, hereby conveys to Lonny E. Baley and Nancy L. Baley, or their successor(s), as Trustee of the Lonny and Nancy Baley Joint Trust dated December 16, 2024, Grantee, a one-half (1/2) undivided interest in the following-described real property located in Klamath County, Oregon:

See attached Exhibit A.

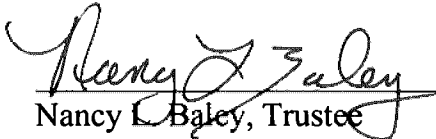
The consideration for this transfer is other value given or promised.

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.

By execution of this instrument, Grantor certifies that it is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.

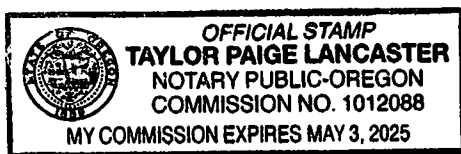
GRANTOR:


Nancy L. Baley, Trustee

DATED: December 16, 2024

STATE OF OREGON)
) ss.
County of Deschutes)

This Statutory Bargain and Sale Deed was acknowledged before me on this 16th day of December 2024, by Nancy L. Baley, as Trustee of the Nancy Baley Living Trust dated December 1, 2014.



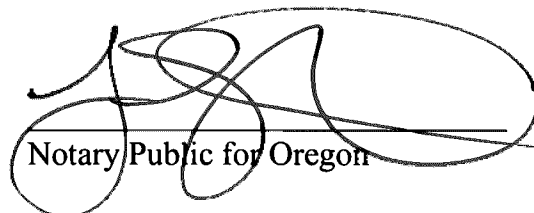

Notary Public for Oregon

EXHIBIT A

A tract of land situated in the SE 1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of state Highway 39 from which the South quarter corner of Section 34 bears South 09 degrees 14' 10" West 2092.91 feet; thence South 89 degrees 45' 16" East, along an existing fence, 1261.58 feet; thence South 00 degrees 14' 44" West 213.00 feet; thence North 89 degrees 45' 16" West 1036.37 feet to the Easterly right of way line of said highway; thence North 46 degrees 21' 00" West 309.98 feet to the point of beginning.

CODE 18 MAP 4010-3400 TL 1000