

THIS SPACE RESERVED FOR REC

2025-000022

Klamath County, Oregon



00337319202500000220030031

01/02/2025 01:24:21 PM

Fee: \$92.00

Emmet D. Kness, Kenneth Lee Kness and Johnney Duane
Kness

PO Box 54

Bly, OR 97622

Grantor's Name and Address

Robert M. Melsness and Rowena Melsness

PO Box 13

Bly, OR 97622

Grantee's Name and Address

After recording return to:

Robert M. Melsness and Rowena Melsness

PO Box 13

Bly, OR 97622

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

Robert M. Melsness and Rowena Melsness

PO Box 13

Bly, OR 97622

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Emmet D. Kness, Kenneth Lee Kness and Johnney Duane Kness, as Tenants in Common,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Robert M. Melsness and Rowena Melsness, 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 LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$5,000.

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.

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 2nd day of January, 2025; 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.

Emmet D. Kness

Emmet D. Kness

Kenneth Lee Kness

Kenneth Lee Kness

Johnney Duane Kness

Johnney Duane Kness

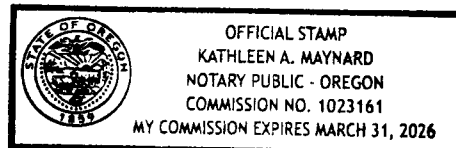
State of Oregon} ss
County of Klamath}

On this 2nd day of January, 2025, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared **Emmet D. Kness, Kenneth Lee Kness and Johnney Duane Kness**, 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.

Kathleen A. Maynard

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



Legal Description
Exhibit "A"

Beginning at a point on the southerly line of Ager Street which is N. 88 degrees 20' W. 50 feet from the westerly line of that certain tract of land heretofore conveyed by J.C. Edsall et al to C. W. Woodcock by deed dated July 24, 1935, and recorded in Vol. 105 of Deeds at page 72, Records of Klamath County, Oregon; thence along the southerly line of Ager Street N. 88 degrees 20' West 140 feet; thence southerly parallel with the westerly line of said Woodcock property 150 feet; thence S. 88 degrees 20' East 140 feet, more or less, to the Southwest corner of that certain parcel of land heretofore conveyed to Paul Hamilton Gilbert by deed recorded in Vol. 144 of Deeds at page 71, Records of Klamath County, Oregon; thence northerly along the westerly line of said Gilbert property 150 feet, more or less to the point of beginning, being a portion of Lot 1, Sec. 3, T. 37 S., R. 14 E.W.M.

Also, beginning at a point on the southerly line of Ager Street, which is S. 88 degrees 20' East 370 feet from the Northeast corner of that certain parcel of ground heretofore sold to Klamath County School District by deed recorded in Vol. 112 of Deeds at page 301, Records of Klamath County, Oregon, and which point lies on the westerly line of that certain parcel of land heretofore conveyed by J.C. Edsall et al to C.W. Woodcock by deed dated July 24, 1935, and recorded in Vol. 105 of Deeds at page 72, Records of Klamath County, Oregon; thence southerly along the westerly line of said Woodcock property 150 feet; thence N. 88 degrees 20' West 50 feet; thence northerly parallel with the westerly line of said Woodcock property 150 feet to the southerly line of Ager Street; thence along the southerly line of Ager Street S. 88 degrees 20' E. 50 feet to the point of beginning, being a portion of Lot 1, Sec. 3, T. 37 S., R. 14 E.W.M.

Subject to reservations, restriction, easements, and rights of way of record and those apparent upon the land.

APN 3714-003AA0-04500