



THIS SPACE RESERVED FOR F

2025-000125
Klamath County, Oregon
01/07/2025 02:51:02 PM
Fee: \$92.00

Marlin Cole

Grantor's Name

Marlin Cole and Clinton Cole and LeaAnn Cole

Grantee's Name

After recording return to:

Marlin Cole and Clinton Cole and LeaAnn Cole

9351 Liberty Rd S.
Salem, OR 97306

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

Marlin Cole and Clinton Cole and LeaAnn Cole

9351 Liberty Rd S.
Salem, OR 97306

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Marlin Cole

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Marlin Cole and Clinton Cole and LeaAnn Cole, all with right of survivorship,

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 Attached Legal Description

The true consideration for this conveyance is "other consideration"

This document is recorded as an accommodation only.
No liability is accepted for the condition of title or for the
validity, sufficiency or effect of this document.

AmeriTitle 664/62 AM

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 7 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.

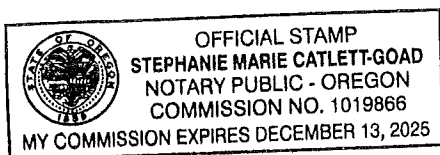
Marlin Cole

Marlin Cole

State of Oregon } ss
County of Marion }

On this 7 day of January, 2025, before me, Stephanie Catlett Goad, a Notary Public in and for said state, personally appeared Marlin Cole, 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.



Stephanie Catlett Goad
Notary Public for the State of Oregon
Residing at: Salem
Commission Expires: 12-13-2025

EXHIBIT "A"

A tract of land situated in Section 2, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath and the State of Oregon, described as follows:

Beginning at the Southeast corner of said Section 2; thence North 89°03'41" West along the Southerly line of said Section 2, a distance of 661.44 feet to the most Southerly Southwest corner of a tract of land described in a contract to Mary L. Menkins, recorded October 19, 1977 in Volume M77 page 20005, deed records; thence North 08°13'29" West along a boundary line of said Menkins tract and its extension, a distance of 2107.74 feet to the most Easterly corner of a tract of land described in a Contract to Keith R. Shannon, recorded October 19, 1977 in Volume M77 page 20008, deed records and the true point of beginning of the tract of land herein to be described; thence North 80°22'31" East a distance of 1010.57 feet to a point on the Easterly line of said Section 2 which is South 0°50'47" West a distance of 3032.85 feet from the Northeast corner thereof; thence North 0°50'47" East along the Easterly line of said Section 2, a distance of 1158.62 feet to the most Southerly corner of a tract of land described as Parcel II in a Contract to Temple Naylor, recorded October 21, 1977 in Volume M77, page 20295, deed records; thence North 42°01'02" West along the Southwesterly line of said Naylor tract a distance of 667.26 feet to most Easterly corner of a tract of land described in a Contract to Dr. George B. Adams, recorded November 3, 1977 in Volume M77 page 21079, deed records; thence South 49°06'50" West along the boundary line of said Dr. Adams tract a distance of 1438.83 feet to a point in the Easterly line of the afore-said Shannon tract; thence South 40°53'10" East along the Easterly line of said Shannon tract a distance of 600.00 feet to an angle corner therein; thence continuing along the Easterly line of said Shannon Tract South 16°40'58" East a distance of 446.58 feet to the true point of beginning.