

2025-000254

Klamath County, Oregon



00337619202500002540030037

01/13/2025 03:12:31 PM

Fee: \$92.00

David E. Myers and Katrina M. Myers

488 Cross Rd

Klamath Falls, OR 97603

Grantor's Name and Address

DAVID E. MYERS and KATRINA M. MYERS, Trustees, or
their successors in trust, under the MYERS LIVING TRUST,
dated 11-15-2024

488 Cross Rd

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

DAVID E. MYERS and KATRINA M. MYERS, Trustees, or
their successors in trust, under the MYERS LIVING TRUST,
dated 11-15-2024

488 Cross Rd

Klamath Falls, OR 97603

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

DAVID E. MYERS and KATRINA M. MYERS, Trustees, or
their successors in trust, under the MYERS LIVING TRUST,
dated 11-15-2024

488 Cross Rd

Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **David E. Myers and Katrina M. Myers, as Tenants by the Entirety,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **DAVID E. MYERS and KATRINA M. MYERS, Trustees, or their successors in trust, under the MYERS LIVING TRUST, dated 11-15-2024,**

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 estate planning.

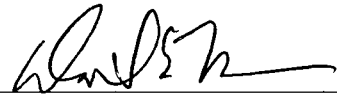
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

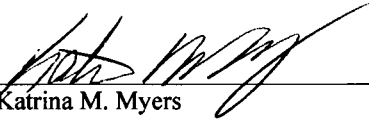
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 13 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.



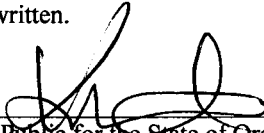
David E. Myers



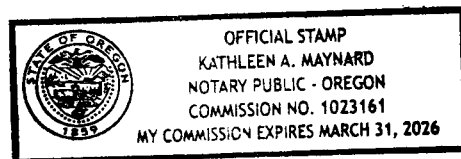
Katrina M. Myers

State of Oregon} ss
County of Klamath}

On this 13th day of January, 2025, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared David E. Myers and Katrina M. Myers, 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.



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



LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1:

A portion of the SE1/4 SE1/4 of Section 1, Township 40 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the North boundary of the north canal of the Klamath Drainage District, with the section line at a point which is 370 feet more or less, North of the corner common to Sections 1 and 12, Township 40 South, Range 8 East, Willamette Meridian, and Sections 6 and 7, Township 40 South, Range 9 East, Willamette Meridian; thence North along said section line, 457 feet, more or less, to the Southeasterly boundary of the right of way of the Lower Klamath Lake Secondary State Highway; thence Northwesterly along said right of way line, North $23^{\circ}04'$ West, 166.4 feet, and North $28^{\circ}42'$ West 158.1 feet, to a second point on said right of way boundary; thence South $46^{\circ}29'$ West, 320 feet, more or less, to the Northeasterly boundary of said north canal of the Klamath Drainage District; thence Southeasterly along said canal boundary, to the point of beginning. Being that portion of a parcel of land described in a deed from Gordon Lacey and Constance Lacey to A.H. Patterson, Jr., and filed in Klamath County Deed Records, Volume 154, page 26, lying Northeasterly from said canal and Southwesterly from said highway.

Parcel 2:

All that portion of Government Lot 1, Section 6, Township 40 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, lying Southwesterly from the Lower Klamath Lake Secondary State Highway, not included in the canal right of way of the Klamath Drainage District.