

2025-000954

Klamath County, Oregon

Returned at Counter

After recording, please return to:

Mika N. Bair
Bair Law, LLC
517 Main Street
Klamath Falls OR 97601



00338479202500009540030039

02/12/2025 10:59:12 AM

Fee: \$92.00

Send tax statements to:

Darryl Pech
6016 Washburn Way
Klamath Falls OR 97603

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 31st day of January 2025, by Todd M. Goebel, Trustee of the Beverly J. Hanson Trust, FBO Darryl Pech, Grantor, who conveys to Darryl Pech, Grantee, the following-described parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Klamath County Tax Account No. 579608

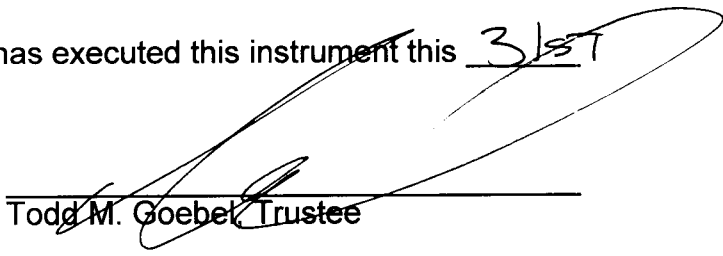
The real property is more commonly referred to as 5136 Washburn Way,
Klamath Falls, Oregon 97603.

The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING

PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

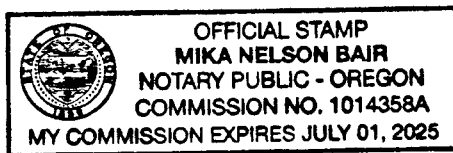
IN WITNESS WHEREOF, said Grantor has executed this instrument this 31st day of January 2025.

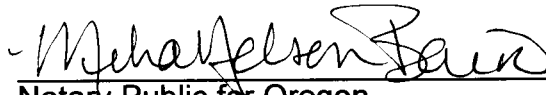


Todd M. Goebel, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 31st, 2025, by Todd M. Goebel, Trustee, in his capacity as Trustee of the Beverly J. Hanson Trust, FBO Darryl Pech.





Notary Public for Oregon
My Commission Expires: 07/01/2025

EXHIBIT "A"

A tract of land located in the SE1/4 NE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said tract of land lying adjacent to the West right-of-way of the County road known as "Washburn Way" and being more particularly described as follows:

Beginning at an iron pin located South 0° 11' West a distance of 427.42 and South 89° 57' West a distance of 30.0 feet from the initial point described on the plat of "Altamont Small Farms"; said initial point being South 0° 06' East a distance of 1344.0 feet from the Northwest corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89° 57' West a distance of 178.71 feet to an iron pin; thence South 0° 11' West a distance of 208.71 feet to an iron pin; thence North 89° 57' East a distance of 178.71 feet to an iron pin; thence North 0° 11' East a distance of 208.71 feet, more or less to the point of beginning.

TOGETHER WITH an area of land situated in the NE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the North line of that Tract of land described in Volume 266, page 259 of the Klamath County Deed Records and the West Right of Way Line of Washburn Way from which the N1/16 corner common to Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and said Section 16 bears North 05°20'27" East 404.71 feet; thence North 01°05'24" East along the said West right of way line 18.17 feet; thence leaving said West right of way line North 89°26'39" West 182.20 feet; thence South 00°48'20" West 198.22 feet; thence South 89°28'14" East 9.35 feet to a point on the boundary of said Volume 266, page 259; thence along the boundary of said Volume 266, page 259 the following courses: North 00°48'20" East 180.06 feet and South 89°26'39" East 172.76 feet to the point of beginning, with bearings based on the Oregon State Plane Coordinate System South Zone #3602.

EXCEPTING THEREFROM an area of land situated in the NE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the South line of that tract of land described in Volume 266, page 259 of the Klamath County Deed Records and the West Right of Way line of Washburn Way from which the N1/16 corner common to Section 15, Township 39 South, Range 9 East of the Willamette Meridian and Section 16 bears North 03°40'36" East 612.88 feet; thence North 00°26'32" East along the said West right of way line 28.69 feet; thence leaving the said West right of way line North 89°28'14" West 173.90 feet to a point on the boundary of said Volume 266, page 259; thence along the boundary of said Volume 266, page 258 the following courses: South 00°48'20" West 28.69 feet and South 89°28'14" East 174.08 feet to the point of beginning, with bearings based on the Oregon State Plane Coordinate System South Zone #3602.