

Returned at Counter True Line Surveying.

2025-001064

Klamath County, Oregon

After recording return to:
David D. Hill and Sandra A. Hill
18343 Hill Road
Klamath Falls, OR 97603



00338625202500010640020022

02/18/2025 10:23:37 AM

Fee: \$87.00

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

David D. Hill and Sandra A. Hill
18343 Hill Road
Klamath Falls, OR 97603

**STATUTORY
BARGAIN AND SALE DEED**

I, **Drew Hill**, Grantor, convey to **David D. Hill and Sandra A. Hill, husband and wife**, Grantees, the following described real property situated in Klamath County, Oregon, to-wit:

LEGAL DESCRIPTION:

A STRIP OF LAND BEING A PORTION OF PARCEL 1 OF "LAND PARTITION 29-04", SITUATED IN THE SW1/4 NE1/4 AND NW1/4 SE1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 10, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE C-N 1/16 CORNER OF SAID SECTION 26. THENCE N89°52'34"E, ALONG THE EAST-WEST CENTERLINE OF THE NE1/4 OF SAID SECTION 26 A DISTANCE OF 42.59 FEET TO A POINT ON THE NORTHERLY EXTENSION OF AN EXISTING FENCE LINE; THENCE, LEAVING SAID EAST-WEST LINE AND RUNNING ALONG SAID EXISTING FENCE LINE AND ITS SAID EXTENSION, THE FOLLOWING COURSES, S22°31'03"E, A DISTANCE OF 242.59 FEET, S07°22'22"E, A DISTANCE OF 245.47 FEET, S08°49'10"E, A DISTANCE OF 54.04 FEET, S13°31'37"E, A DISTANCE OF 120.36 FEET, S28°36'21"E, A DISTANCE OF 89.51 FEET, S22°29'58"E, A DISTANCE OF 49.95 FEET, S10°52'36"E, A DISTANCE OF 56.80 FEET, S03°29'29"E, A DISTANCE OF 46.26 FEET, S00°20'42"W, A DISTANCE OF 237.07 FEET, S16°55'12"W, A DISTANCE OF 56.03 FEET, S21°07'28"W, A DISTANCE OF 194.38 FEET AND S16°43'07"W, A DISTANCE OF 273.10 FEET TO A POINT ON THE BOUNDARY LINE COMMON TO PARCELS 1 AND 3 OF SAID "LAND PARTITION 29-04"; THENCE, S24°57'52"W, ALONG THE BOUNDARY LINE COMMON TO SAID PARCELS 1 AND 3, A DISTANCE OF 262.91 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26, THENCE N00°00'24"W, ALONG THE SAID NORTH-SOUTH CENTERLINE AND THE BOUNDARY LINE COMMON TO SAID PARCELS 1 AND 3, A DISTANCE OF 1836.62 FEET TO THE POINT OF BEGINNING, CONTAINING 7.30 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE BEND - KLAMATH FALLS ZONE OF THE OREGON COORDINATE REFERENCE SYSTEM.

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

CONSIDERATION OF \$0

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030). This conveyance is made pursuant to the approval of "Property Line Adjustment 5-24".

Dated this 4 day of FEBRUARY, 2025.

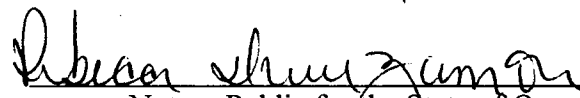

Drew Hill

STATE OF OREGON

ss}

COUNTY OF KLAMATH

This instrument was acknowledged before me on this 4th day of February, 2025,
by Drew Hill.


Notary Public for the State of Oregon

My commission expires: January 12, 2027

