



00338717202500011410020027

02/19/2025 02:28:40 PM

Fee: \$87.00

Returned at Counter

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Charles Crandall Saxe and Mary Terryl Saxe,
co-Trustees of the Stoaxe HKR Trust
P.O. Box 540
Palermo, CA 95968

Grantors:

Jake D. Weems and Austyn H. Weems
P.O. Box 712
Merrill, OR 97633

Grantees:

Charles Crandall Saxe and Mary Terryl Saxe,
co-Trustees of the Stoaxe HKR Trust
P.O. Box 540
Palermo, CA 95968

-BARGAIN AND SALE DEED-

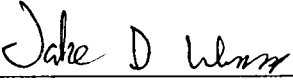
Jake D. Weems and Austyn H. Weems, as tenants by the entirety, Grantors, convey to Charles Crandall Saxe and Mary Terryl Saxe, co-Trustees of the Stoaxe HKR Trust, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference.

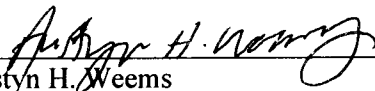
The true and actual consideration for this transfer is Lot Line-Area of Adjustment.

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.

DATED this 12th day of February, 2025.



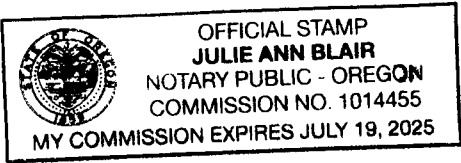
Jake D. Weems, Grantor

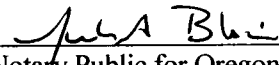


Austyn H. Weems

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 12th day of February, 2025, the above-named Jake D. Weems and Austyn H. Weems, Grantors, and acknowledged the foregoing instrument to be their voluntary act.





Notary Public for Oregon
My Commission expires: 07/19/2025

EXHIBIT A
AREA OF ADJUSTMENT 'A'

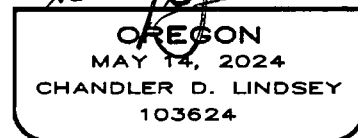
An area of land in the Southwest Quarter and the Southeast Quarter of Section 27, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod marking the South Quarter Corner of said Section 27; thence along the south section line of said Section 27, North $89^{\circ}57'22''$ East 700.00 feet to a 5/8-inch iron rod; thence leaving said south section line, North $47^{\circ}13'56''$ East 379.57 feet to a point on the southerly boundary of Parcel 1 of Land Partition 55-21; thence along said southerly parcel boundary, South $57^{\circ}11'24''$ West 192.57 feet; thence continuing along said southerly boundary, South $89^{\circ}56'35''$ West 1372.63 feet; thence continuing along said southerly boundary, South $78^{\circ}30'19''$ West 772.15 feet to 5/8-inch iron rod marking the West Sixteenth Corner on the south section line of said Section 27 and the southwest corner of said Parcel 1; thence leaving said southerly boundary and along said south section line, North $89^{\circ}56'35''$ East 1312.49 feet, more or less, to the POINT OF BEGINNING.

Containing 6.10 acres, more or less.



A handwritten signature in black ink, appearing to read "Chandler D. Lindsey", written over the signature line of the stamp below.



EXPIRES: 12/31/26