



02/19/2025 02:30:27 PM

Fee: \$87.00

**After recording, return to:**  
Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**  
Jake D. Weems and Austyn H. Weems  
P.O. Box 712  
Merrill, OR 97633

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

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

-BARGAIN AND SALE DEED-

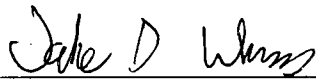
Jake D. Weems and Austyn H. Weems, as tenants by the entirety, Grantors, convey to Jake D. Weems and Austyn H. Weems, as tenants by the entirety, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

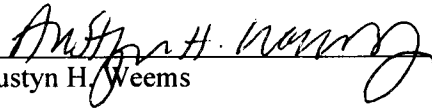
See Exhibit A, attached hereto and incorporated herein by reference.

The true and actual consideration for this transfer is Lot Line-Resultant.

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.

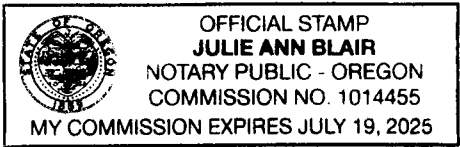
DATED this 12<sup>th</sup> day of February, 2025.

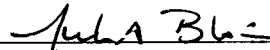
  
\_\_\_\_\_  
Jake D. Weems, Grantor

  
\_\_\_\_\_  
Austyn H. Weems

STATE OF OREGON     )  
                                      ) ss.  
County of Klamath     )

Personally appeared before me this 12<sup>th</sup> 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**

**Jake D. Weems and Austyn H. Weems**  
**Resultant Parcel**

An area of land in the Southeast Quarter of Section 27, and the Northwest Quarter and the Northeast Quarter of Section 34, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Unsurveyed Parcel 2 of Land Partition 55-21, being a replat of Unsurveyed Parcel 2 of Land Partition 12-07, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed on February 2, 2022, as Document No. 2022-001376.

TOGETHER WITH a portion of Unsurveyed Parcel 1 of Land Partition 55-21, being more particularly described as follows:

COMMENCING 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°57'22" East 700.00 feet to a 5/8-inch iron rod; thence leaving said south section line, North 47°13'56" East 379.57 feet to a point on the southerly boundary of Parcel 1 of Land Partition 55-21, said point being the POINT OF BEGINNING; thence along said southerly boundary, North 57°11'24" East 1963.52 feet to a 5/8-inch iron rod marking the South Sixteenth Corner on the east section line of said Section 27 and the northeast corner of said Parcel 1; thence leaving said southerly boundary and along the northerly boundary of said Parcel 1, South 89°58'12" West 500.33 feet to a 5/8-inch iron rod; thence leaving said northerly boundary, South 47°13'56" West 1566.47 feet, more or less, to the POINT OF BEGINNING.

EXCEPTING therefrom a portion of Unsurveyed Parcel 2 of Land Partition 55-21, 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°57'22" East 700.00 feet to a 5/8-inch iron rod; thence leaving said south section line, North 47°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°11'24" West 192.57 feet; thence continuing along said southerly boundary, South 89°56'35" West 1372.63 feet; thence continuing along said southerly boundary, South 78°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°56'35" East 1312.49 feet, more or less, to the POINT OF BEGINNING.

Containing 96.85 acres, more or less.



EXPIRES: 12/31/26