

TRUE LINE
Returned at Counter

AFTER RECORDING RETURN TO:
DENNIS RAY & TAMMARA LOUISE WIARD
11911 CLOVIS DR
KLAMATH FALLS , OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS:
DENNIS RAY & TAMMARA LOUISE WIARD
11911 CLOVIS DR
KLAMATH FALLS , OR 97603

2025-001504
Klamath County, Oregon



03/03/2025 01:24:46 PM Fee: \$87.00

BARGAIN AND SALE DEED

DENNIS RAY & TAMMARA LOUISE WIARD, AS TENANTS BY THE ENTIRETY, GRANTORS, CONVEY TO
DENNIS RAY & TAMMARA LOUISE WIARD, AS TENANTS BY THE ENTIRETY, GRANTEEES, THE FOLLOWING
DESCRIBED REAL PROPERTY SITUATED IN KLAMATH COUNTY, OREGON, TO-WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE N1/2 SE1/4 OF SECTION 9, T39S, R10E WM, KLAMATH COUNTY, OREGON,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DEED VOLUME 2023-010396
AS RECORDED IN THE DEED VOLUMES OF KLAMATH COUNTY, OREGON, FROM WHICH THE 1/4 CORNER
COMMON TO SECTIONS 9 AND 10, SAID TOWNSHIP AND RANGE, BEARS SOUTH 89°42'47" EAST A DISTANCE
OF 166.48 FEET AND NORTH 57° 23'58" EAST A DISTANCE OF 588.74 FEET; THENCE SOUTH 89°42'47" EAST A
DISTANCE OF 50.00 FEET; THENCE SOUTH 00°14'06" WEST A DISTANCE OF 288.75 FEET; THENCE NORTH
89°46'07" WEST A DISTANCE OF 50 FEET; THENCE NORTH 00°13'31" EAST A DISTANCE OF 208.63 FEET;
THENCE NORTH 00°15'37" EAST A DISTANCE OF 80.16 FEET, TO THE POINT OF BEGINNING OF THIS
DESCRIPTION, CONTAINING 14,443 SQUARE FEET, MORE OR LESS. THE BASIS OF BEARING FOR THIS LEGAL
DESCRIPTION IS THE OCRS, BEND – KLAMATH FALLS ZONE.

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.

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
07-24.

DATE: 3-3-2025

DENNIS RAY WIARD

TAMMARA LOUISE WIARD



See Attached



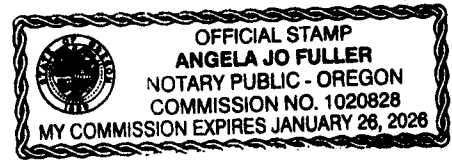
STATE OF Oregon)

COUNTY OF Klamath)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/3/2025
BY DENNIS RAY WIARD AND TAMMARA LOUISE WIARD

Angela Jo Fuller

NOTARY PUBLIC FOR THE STATE OF Oregon
MY COMMISSION EXPIRES: 1/26/2026



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