

TRIPLE LINE SURVEY
Returned to Counter

2025-001524

Klamath County, Oregon

After recording return to:
Kenneth M. Schell & Sylvia D. Schell
5460 Reeder Road
Klamath Falls, OR 97603



00339187202500015240020023

03/03/2025 03:35:27 PM

Fee: \$87.00

Until a change is requested all tax statements
shall be sent to the following address:
Kenneth M. Schell & Sylvia D. Schell
5460 Reeder Road
Klamath Falls, OR 97603

**STATUTORY
BARGAIN AND SALE DEED**

We, **Kenneth M. Schell and Sylvia D. Schell**, as tenants by the entirety, Grantors, convey to **Kenneth M. Schell and Sylvia D. Schell**, as tenants by the entirety, Grantees, the following described real property situated in Klamath County, Oregon, to-wit:

LEGAL DESCRIPTION:

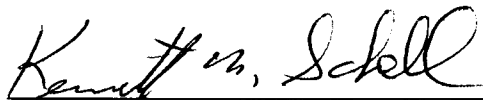
A PORTION OF PARCEL 2 OF "LAND PARTITION 3-20", SITUATED IN THE NW1/4 AND SW1/4 OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1 OF "LAND PARTITION 3-20", SAID SOUTHWEST CORNER BEING ON THE NORTHERLY LINE OF THE USBR "B" CANAL"; THENCE, ALONG THE SAID NORTHERLY LINE THE FOLLOWING COURSES, N86°43'42"W, A DISTANCE OF 802.53 FEET AND ALONG THE ARC OF A 115.60 FOOT CURVE TO THE LEFT (RADIUS EQUALS 408.10 FEET, CENTRAL ANGLE EQUALS 16°13'49" AND LONG CHORD BEARS S85°09'24"W 115.22 FEET) TO A POINT ON THE BOUNDARY OF SAID PARCEL 2; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 2, THE FOLLOWING COURSES, N04°33'46"W, A DISTANCE OF 759.39 FEET, N89°59'42"E, A DISTANCE OF 463.60 FEET, S10°17'20"E, A DISTANCE OF 30.49 FEET, N89°59'42"E, A DISTANCE OF 508.98 FEET AND S00°08'13"W, A DISTANCE OF 763.55 FEET TO THE POINT OF BEGINNING, CONTAINING 16.33 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF "LAND PARTITION 3-20" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

SEE MAP OF SURVEY FOR "PROPERTY LINE ADJUSTMENT 11-24" RECORDED AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

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 11-24".

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE 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.



Kenneth M. Schell



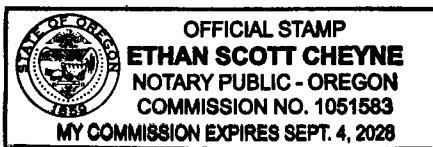
Sylvia D. Schell

STATE OF OREGON

ss}

COUNTY OF KLAMATH

This instrument was acknowledged before me on this 3rd day of March, 2025,
by Kenneth M. Schell and Sylvia D. Schell.





Notary Public for the State of Oregon

My commission expires: Sept. 4th 2028