

2025-002137

Klamath County, Oregon



00340013202500021370030038

03/25/2025 09:57:36 AM

Fee: \$92.00

**AFTER RECORDING
RETURN AND SEND
TAX STATEMENTS
TO:**

**SPACI
FOR RE(**

Tracy M Karo
PO Box 34
Brownsville, OR 97327

BARGAIN AND SALE DEED

Todd M Karo and Tracy M Karo, Grantor, conveys to Tracy M Karo, Grantee, the real property commonly described as Crescent Lot. The legal description for this conveyance is attached as Exhibit 1 and incorporated by this reference as if set forth fully herein.

This conveyance is subject to all encumbrances of record, covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true and actual consideration for this conveyance is \$1.00 and further agreements pursuant to the Mediation Settlement Agreement privately held between the parties.

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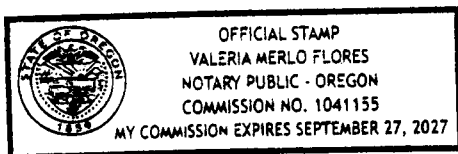
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 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.

Executed on this 20 day of February, 2025. Tracy M. Karo
Tracy M Karo

STATE OF OREGON)
County of Clatsop) ss.

On this 20 day of February, 2025, the foregoing instrument was acknowledged before me by Tracy M Karo.



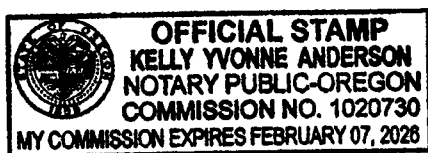
Valerie Merlo Flores
Notary Public for Oregon

Executed on this 19 day of FEBRUARY, 2025.

Todd M. Karo
Todd M Karo

STATE OF OREGON)
County of Linn) ss.

On this 19th day of February, 2025, the foregoing instrument was acknowledged before me by Todd M Karo.



Kelly Y. Anderson
Notary Public for Oregon

LEGAL DESCRIPTION

Beginning at the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 944.08 feet to an iron pin; thence following the East line of Highway No. 97 Southerly 1113 feet 7 inches to point of beginning of this description; thence running Easterly 220 feet at right angles to said Highway; thence Southerly parallel to said Highway 100 feet; thence Westerly at right angles to said Highway 220 feet; thence Northerly parallel to said Highway 100 feet to place of beginning, less 20 foot strip for highway described in Volume 154 at page 4 of Deed Records of Klamath County, Oregon.