

2025-002224
Klamath County, Oregon
 03/27/2025 01:43:01 PM
 Fee: \$87.00

Law Offices of Nay & Friedenbergl LC
6500 S Macadam Ave, Suite 300
Portland, OR 97239-3565

Charlotte Viane Rohrbacker
14625 Cheyne Rd.
Klamath Falls, OR 97603

BARGAIN AND SALE DEED (PERSONAL REPRESENTATIVE)


Charlotte Viane Rohrbacker, the duly appointed, qualified, and acting personal representative of the Estate of Donald Clyde Rohrbacker, deceased, in the Circuit Court of the State of Oregon for the County of Klamath, Case No. 23PB07983, **GRANTOR**, for the consideration hereinafter stated, conveys unto Charlotte Viane Rohrbacker, **GRANTEE**, a 56% interest in that real property situated in the County of Klamath, State of Oregon, described as follows:

SEE EXHIBIT A

(commonly known as: 24998 McCulley Rod, Malin, Oregon)

The true consideration for this conveyance is \$0 pursuant to General Judgment of Final Distribution dated February 6, 2025, in the above-referenced estate.

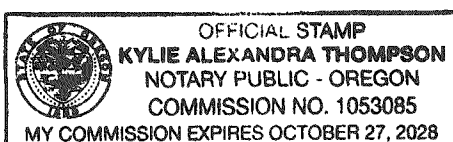
DATED this 27th day of February, 2025.


Charlotte Viane Rohrbacker
Personal Representative of the
Estate of Donald Clyde Rohrbacker

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.

STATE OF OREGON)
)
County of Klamath) ss.

The above-named Charlotte Viane Rohrbacker personally appeared before me on this 27th day of February, 2025, and acknowledged the foregoing instrument to be her voluntary act and deed as personal representative of the Estate of Donald Clyde Rohrbacker.





Notary Public for Oregon

EXHIBIT 'A'

PARCEL 1:

The following described property in Township 41 South, Range 12 East, Willamette Meridian, Klamath County, Oregon:

The N1/2 NW1/4 of said Section 21 lying South and West of the Great Northern Railroad right of way; EXCEPT any portion thereof lying within the boundaries of McCulley Road. (Co. road #1173)

PARCEL 2:

A parcel of land situate in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

BEGINNING at a brass cap monument on the South line of Section 16, Township 41 South, Range 12 East, Willamette Meridian which marks the Section corner common to Sections 20 and 21; thence North 89° 24' 52" West 67.3 feet, more or less, to the Southwest corner of said Section 16; thence Northerly along the West line of Section 16, 693.0 feet to a point; thence South 89° 24' 52" East 1,631 feet, more or less, to a point on the Southwesterly right-of-way line of the Burlington Northern Railroad, as the same is presently located and constructed, thence Southeasterly along said right-of-way line 938 feet, more or less, to its intersection with the South line of Section 16; thence North 89° 24' 52" West 2, 192.8 feet, more or less, to the point of beginning.

PARCEL 3:

Government Lots 1 and 12, Section 20, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 4:

Government Lots 4 and 6 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
