

2025-002330

Klamath County, Oregon

AFTER RECORDING RETURN TO:  
ESTRADA JARED KEITH & BAILEY C  
14923 CLOVER CREEK RD  
KLAMATH FALLS , OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS SHALL BE SENT TO THE FOLLOWING  
ADDRESS:

ESTRADA JARED KEITH & BAILEY C  
14923 CLOVER CREEK RD  
KLAMATH FALLS , OR 97601

TI



00340268202500023300020024

04/01/2025 08:55:16 AM

Fee: \$87.00

Returned at Counter  
TRUE LINE

**BARGAIN AND SALE DEED**

TED R. NACCARATI AND BARBARA J. NACCARATI, OR THEIR SUCCESSORS, AS TRUSTEES OF THE NACCARATI LIVING TRUST, U/A DTD, MAY 11, 2001, GRANTORS, CONVEY TO JARED KEITH ESTRADA AND BAILEY C. ESTRADA, 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 SE1/4 NW1/4 AND NE1/4 NW1/4 OF SECTION 31, T39S, R8E WM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER COMMON TO PARCELS 1 AND 2 OF LAND PARTITION 7-00, THENCE NORTH 46°28'10" WEST A DISTANCE OF 120.03 FEET; THENCE NORTH 43°30'35" EAST A DISTANCE OF 39.97 FEET; THENCE SOUTH 46°39'23" EAST A DISTANCE OF 120.02 FEET; THENCE SOUTH 43°31'59" WEST A DISTANCE OF 40.36 FEET, TO THE POINT OF BEGINNING, CONTAINING 4819.48 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE OREGON COORDINATE REFERENCE SYSTEM, BEND- KLAMATH FALLS ZONE.

AND WE DO FOR OURSELVES, OUR HEIRS AND ASSIGNS, HEREBY CREATE A SEPTIC DRAINFIELD EASEMENT, SITUATED IN THE SE1/4 NW1/4 AND NE1/4 NW1/4 OF SECTION 31, T39S, R8E WM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER COMMON TO PARCELS 1 AND 2 OF LAND PARTITION 7-00, THENCE NORTH 46°28'10" WEST A DISTANCE OF 120.03 FEET; THENCE NORTH 43°30'35" EAST A DISTANCE OF 39.97 FEET; THENCE SOUTH 46°39'23" EAST A DISTANCE OF 120.02 FEET; THENCE SOUTH 43°31'59" WEST A DISTANCE OF 40.36 FEET, TO THE POINT OF BEGINNING.

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.

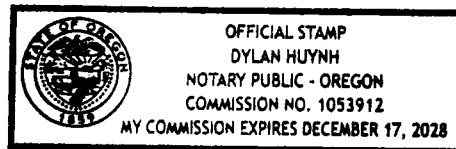
THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$0. (HERE COMPLY WITH THE REQUIREMENTS OF ORS 93.030)

THIS CONVEYANCE IS MADE PURSUANT TO THE APPROVAL OF PROPERTY LINE ADJUSTMENT 09-24.

DATE: 3-21-25

Barbara J. Naccarati  
BARBARA J. NACCARATI  
(Trustee)

STATE OF Oregon )  
COUNTY OF Klamath ) SS.



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 03/21/2025  
BY BARBARA J. NACCARATI.

NOTARY PUBLIC FOR THE STATE OF Oregon  
MY COMMISSION EXPIRES: 12/17/2028