

Tim Line Surveying
Returned at Counter

AFTER RECORDING RETURN TO:
TIMOTHY C & DARLA DUNCAN PARKS
PO BOX 812
MERRILL , OR 97633

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS:
TIMOTHY C & DARLA DUNCAN PARKS
PO BOX 812
MERRILL , OR 97633

2025-002679
Klamath County, Oregon



00340687202500026790020027

04/14/2025 10:20:30 AM

Fee: \$87.00

BARGAIN AND SALE DEED

TIMOTHY C. PARKS AND DARLA D. PARKS, AS TENANTS BY THE ENTIRETY, GRANTORS, CONVEY TO
TIMOTHY C. PARKS AND DARLA D. PARKS, AS TENANTS BY THE ENTIRETY, GRANTEES, THE FOLLOWING
DESCRIBED REAL PROPERTY SITUATED IN KLAMATH COUNTY, OREGON, TO-WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SE1/4, SECTION 11, TOWNSHIP 41 SOUTH, RANGE 10 SOUTH,
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

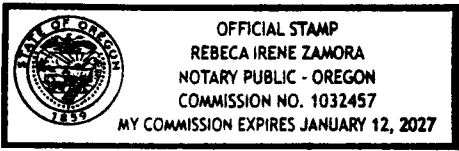
BEGINNING AT A POINT THAT BEARS SOUTH 89°37'46" WEST A DISTANCE OF 92.05 FEET AND NORTH
37°05'58" WEST A DISTANCE OF 1184.78 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13
AND 14 SAID TOWNSHIP AND RANGE; THENCE NORTH 37°05'58" WEST A DISTANCE OF 196.93 FEET; THENCE
NORTH 30°15'02" WEST A DISTANCE OF 573.34 FEET; THENCE NORTH 44°43'18" WEST A DISTANCE OF 150.27
FEET; THENCE SOUTH 00°16'35" WEST A DISTANCE OF 757.15 FEET; THENCE SOUTH 89°46'54" EAST A
DISTANCE OF 608.64 FEET, TO THE POINT OF BEGINNING, CONTAINING 4.6 ACRES MORE OR LESS.

THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE OREGON COORDINATE REFERENCE SYSTEM,
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 2-25.

DATE: 4/11/25
Timothy C. Parks
TIMOTHY C. PARKS



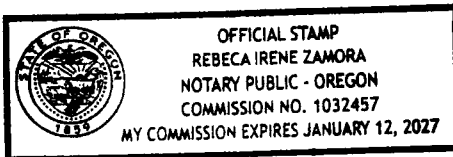
STATE OF Oregon)
COUNTY OF Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 11, 2025
BY TIMOTHY C. PARKS.

NOTARY PUBLIC FOR THE STATE OF Oregon 2027
MY COMMISSION EXPIRES: January 12, 2025
DATE: 4-11-2025

Darla D. Parks
DARLA D. PARKS

STATE OF Oregon)
COUNTY OF Klamath) SS.



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 11, 2025
BY DARLA D. PARKS.

NOTARY PUBLIC FOR THE STATE OF Oregon

MY COMMISSION EXPIRES: January 12, 2027