

2025-003197

Klamath County, Oregon

04/30/2025 11:28:01 AM

Fee: \$92.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Tyler T. Martinez and Patricia L. Martinez
19995 Callahan Rd
Red Bluff, CA 96080

Grantors:

David R. McLin and Debbie A. McLin, Trustees
of the McLin Family Trust dated June 30, 2008
21330 Hwy 140 E
Dairy, OR 97625

Grantees:

Tyler T. Martinez and Patricia L. Martinez
19995 Callahan Rd
Red Bluff, CA 96080

-BARGAIN AND SALE DEED-

David R. McLin and Debbie A. McLin, Trustees, or their Successors in Trust, under the McLin Family Trust dated June 30, 2008, Grantor, convey to Tyler T. Martinez and Patricia L. Martinez, with right of survivorship, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference.

The true and actual consideration for this transfer is Lot Line-Area of Adjustment.

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,

Exhibit A

An area of land in the East 1/2 of Section 31, Township 38 South, Range 11.5 East, Willamette Meridian. Also lying within Parcel 2 of Land Partition 24-08 and being more particularly described as follows:

The portion of Parcel 2 of Land Partition 24-08 lying within Section 31 and being more particularly described as follows:

Beginning at a 5/8" iron rod marking the East 1/4 corner of Section 31 which bears South 00°30'08" East 627.71 feet along the East line of Section 31 from a 5/8" iron rod on the North right-of-way of the O.C. & E. Railroad right-of-way; thence along said East line South 00°30'08" West 1303.98 feet to the South 1/16 corner common to Sections 31 and 32; thence North 89°23'45" West 1324.66 feet to the SE 1/16 corner of Section 31; thence along the 1/16 Section line North 00°31'29" East 1821.16 feet to a point on the Southerly right-of-way of the O.C. & E. Railroad; thence along said South right-of-way South 89°51'30" East 1323.97 feet to the intersection with the East line of Section 31; thence along said East line South 00°30'08" West a distance of 527.71 feet to the point of beginning.

The basis of bearings for this description is the East line of Section 31 per C.S. 4365.