

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



File #1000657

2025-003433**Klamath County, Oregon**

05/08/2025 08:44:01 AM

Fee: \$102.00

After recording, return to (Name and Address):

____ **Cheryl Rabe** _____
 ____ **1039 Foxtail Dr.** _____
 ____ **Durham, NC 27703** _____

Until requested otherwise, send all tax statements to (Name and Address):

____ **Cheryl Rabe** _____
 ____ **1039 Foxtail Dr.** _____
 ____ **Durham, NC 27703** _____

[SPACE RESERVED FOR RECORDER'S USE]

BARGAIN AND SALE DEED

Austin Daniel Rabe, Trustee of the Supplemental Needs Trust created under the Will of Daniel P. Rabe
dated December 15, 2020

____ (“grantor”),

for the consideration stated below, does hereby grant, bargain, sell and convey to

Michael W. Rabe, Austin Daniel Rabe, Marlene Albrecht, Trustee of the Marlene Albrecht Family Trust dated April 22,
2009, not as Tenants in Common but with right of survivorship.

____ (“grantee”), and to grantee’s heirs, successors and assigns, all of
 that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County,
 Oregon, legally described (check one):

- ☐ as set forth on the attached Exhibit A, and incorporated by this reference.
☒ as follows:

Property ID: 151864

Map Tax Lot No.: 2409-017B0-02000

Description: Roberts River Acres Block 1 Lot 6

(Parcel 2 as further described on the attached Exhibits A and B)

To have as grantee’s own and to hold for grantee’s heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 0.00, Change vesting☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER’S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.
 Return to: **AmeriTitle**
 Form No. P723 – Bargain and Sale Deed – Page 1 of 2

Recorded by AmeriTitle as an
 accommodation only. No liability
 is accepted for the condition of
 title or for the validity, sufficiency,
 or effect of this document.



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.

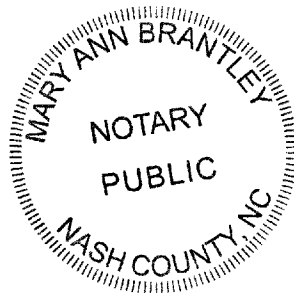
In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 4/17/25; any signature on behalf of a business or other entity is made with the authority of that entity.

[Handwritten signature]

Austin Daniel Rabe, Trustee

STATE OF ~~OREGON~~ ^{NC}, County of Nash
 This record was acknowledged before me on 4-17-25 ss.
 by Austin Daniel Rabe
 or This record was acknowledged before me on _____
 by _____
 as (corporate title) _____
 of (company name) _____



[Handwritten signature: Mary Ann Brantley]
 Notary Public for ~~Oregon~~ ^{NC}
 My commission expires 3-27-30

EXHIBIT A

PARCEL 1:

The N1/2 of NE1/4 of Section 17, Township 24 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon, EXCEPT a strip of land not exceeding 60 feet in width commencing at the West line of the meadow at its intersection with the South quarter line of the Northwest quarter of said Section 17 and running thence Northeasterly by the most practical route to the North line of said Section, it being the intention that said strip of land last above mentioned shall be the easement of right of way for a log railroad constructed over and upon that part of the Northwest quarter of said Section 17 which lies West of the Deschutes River and East of the tract described as follows:

Commencing at the Northwest corner of Section 17, in Township 24 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and running thence East 1,320 feet; thence South 875 feet; thence South 28 degrees 26' West 811 feet; thence South 28 degrees 49' West 373 feet; thence South 44 degrees 18' West 640 feet; thence South 39 degrees 31' West 316 feet to the quarter corner of the West line of said Section 17; thence North 0 degrees 49' West along the West line of said Section 17, 2,640 feet, more or less, to the point of beginning.

PARCEL 2:

Lot 6 in Block 1 of ROBERTS RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

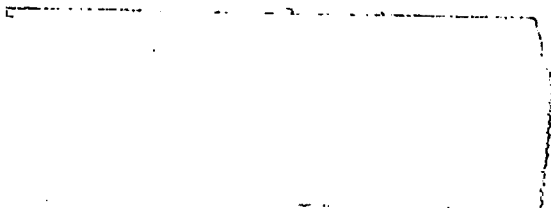


EXHIBIT B

1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol. (Affects Parcel 1)
2. Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Little Deschutes River, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof. (Affects Parcel 1)
3. Any adverse claim based upon the assertion that:
 - A) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Little Deschutes River or has been formed by accretion to any such portion.
 - B) Some portion of said property has been created by deposit of artificial fill.And Excepting:
 - C) The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the premises herein described, lying below the high water line of the Little Deschutes River.
 - D) The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Little Deschutes River. (Affects Parcel 2)
4. Reservations as contained in plat dedication, to wit:

"The 16 foot easement centered on the back and side lines as shown on the within plat for public utilities. There is to be no access from State Highway 97 to abutting lots." (Affects Parcel 2)
5. Easements as dedicated or delineated on the recorded plat.
For: Power
(Affects: a Southeasterly portion of Parcel 2)



6. Setback line as delineated on the face of the plat of Roberts' River Acres.
7. Top of bank as delineated on the face of the plat of Roberts' River Acres.
8. Easements as dedicated or delineated on the recorded plat.
For: Fishing
(Affects: Affects a strip of land 20' wide in a Northwesterly portion of Parcel 2)
9. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof,
Recorded: November 2, 1996
Volume: M66, page 11487, Microfilm Records of Klamath County, Oregon
Recorded: May 22, 1972
Volume: M72, page 5442, Microfilm Records of Klamath County, Oregon
(Affects Parcel 2)
10. An easement created by instrument, subject to the terms and provisions thereof,
Dated: September 6, 1988
Recorded: February 9, 1989
Volume: M89, page 2584, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc., a Cooperative corporation
For: Electric transmission line
(Affects Parcel 2)

