

2025-003652

Klamath County, Oregon



00341869202500036520020021

After Recording, Return To:

Sandra Genita Marek, as Trustee
13253 SE Washington St.
Portland, OR 97233

05/15/2025 10:24:05 AM

Fee: \$87.00

Mail Tax Statements To:

Sandra Genita Marek, as Trustee
13253 SE Washington St.
Portland, OR 97233

BARGAIN AND SALE DEED

SANDRA GENITA MAREK, , the GRANTOR, Whose mailing address is 13253 SE Washington St., Portland, OR 97233; HEREBY CONVEYS TO SANDRA GENITA MAREK, GENITA J. LIMKE and GEORGE W. MAREK, as CO-Trustees of THE SANDRA G. MAREK LIVING TRUST, U/A dated April 29, 2025, the GRANTEE, and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

SEE ATTACHED EXHIBIT A INCORPORATED HEREIN BY REFERENCE

PRIOR DEED REFERENCE: 2013-11527

More commonly known as 18609 Cemetery Rd. Klamath Falls, OR.

The true consideration for this conveyance is \$0 ("None"). The purpose of the transfer being estate planning of the Grantor.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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.

APRIL 29, 2025

Sandra Genita Marek
SANDRA GENITA MAREK

STATE OF OREGON

County of Multnomah

)
) ss.
)

The foregoing instrument was acknowledged before me on this APRIL 29, 2025, by SANDRA GENITA MAREK.

Sandra Gramer Stone

NOTARY PUBLIC

My commission expires: 9.12.2025

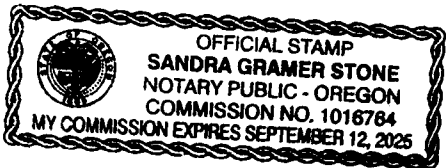


Exhibit A

Parcel 1: Lot 1, Section 27, Township 40 South, Range 10, East, Willamette Meridian, Klamath County, Oregon.

Parcel 2: Lots 2 and 3, NE 1/4 SE 1/4, NW 1/4 SE 1/4 (less RR) Section 28, Township 40 South, Range 10 East Willamette Meridian, Klamath County, Oregon.

CONTINUATION OF LEGAL DESCRIPTION BARGAIN AND SALE DEED INITIALLY RECORDED VOL. M-94, PAGE 17339 AND RERECORDED TO CORRECT LEGAL DESCRIPTION

SAVING AND EXCEPTING therefrom that portion of the NW 1/4 SE 1/4 lying Southwest of the Southern Pacific Railroad and the Dalles California Highway (State Highway 39).

That portion of the North half of the SW 1/4 of Section 28, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northeast of the Southern Pacific Railroad and the Dalles California Highway (State Highway 39).

FURTHER SAVING AND EXCEPTING from the above described parcels those portions thereof conveyed to Modoc Northern Railroad for railroad, to Klamath County, Oregon, for country roads, and for Dalles-California Highway.

TOGETHER WITH any interest of the Grantor in a certain easement as reserved in deed: For:
Irrigation Ditch

From: Clyde Bradley

To: C.W. Lewis

Recorded: April 13, 1918

Book: 48

Page: 411

TOGETHER WITH any interest of the Grantor in Agreement:

Regarding: Delivery of water from "C" Canal

Between: Charles W. Lewis, et ux

And: United States of America

Recorded: June 22, 1927

Book: 75

Page: 608

TOGETHER WITH an easement, running with the land, for delivery of irrigation waters from the United States Reclamation Service Canal (Canal "C") over and across the N 1/2, SW 1/4 of Section 28, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and further over and across that portion of the NW 1/4, SE 1/4 in Section 28, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the Southern Pacific Railroad and the Dalles-California Highway (State Highway 39).