

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

THIS SPACE RESERVED FOR RECORDER'S
USE

2025-004483

Klamath County, Oregon



00342849202500044830020023

06/12/2025 08:23:01 AM

Fee: \$87.00

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

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, GRANTEEES, THE FOLLOWING
DESCRIBED REAL PROPERTY SITUATED IN KLAMATH COUNTY, OREGON, TO-WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SE1/4, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 10 SOUTH, WILLAMETTE
MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SE 1/4 OF SECTION 6, TOWNSHIP 41 SOUTH, RPNGE 11 EAST OF THE WILLAMETTE
MERIDIAN, LYING AND BEING NORTH OF THE NORTH BOUNDARY LINE OF THE RIGHT OF WAY OF THE
GREAT NORTHERN RAILWAY COMPANY, (WHICH RIGHT OF WAY IS DESCRIBED-IN INSTRUMENT OF RECORD
IN DEED BOOK 95 ON PAGE 499) AND AS SAID RIGHT OF WAY IS NOW LOCATED, ESTABLISHED AND
EXTENDING OVER AND ACROSS THE SAID SE 1/4 OF SAID SECTION 6, FROM THE EAST TO THE WEST
BOUNDARY LINES THEREOF; EXCEPTING RIGHTS OF WAY HERETOFORE CONVEYED TO THE UNITED STATES
OF AMERICA; ALSO EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE LIMITS OF THE COUNTY
ROAD ALONG THE EAST ONE HALF OF SAID SECTION 6.

ALSO EXCEPTING THEREFROM: ALL THAT PORTION OF SAID SOUTHEAST 1/4 LYING NORTHEASTERLY OF
THE USBR "D" CANAL AS DESCRIBED IN DEED VOLUME 1908 PAGE 728.

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)

