

2025-004548

Klamath County, Oregon



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06/13/2025 10:38:44 AM

Fee: \$97.00

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Recording Office**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

**After recording return to:**

ORS 205.234(1)(c)

Brandsness, Brandsness &amp; Rudd, P.C.

411 Pine Street

Klamath Falls, OR 97601

**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

Bargain and Sale Deed

**2. Direct party(ies) / grantor(s)**

Name(s)

ORS 205.234(1)(b)

Jake D. Weems and Austyn H. Weems

P.O. Box 712

Merrill, OR 97633

**3. Indirect party(ies) / grantee(s)**

Name(s)

ORS 205.234(1)(b)

Jake D. Weems and Austyn H. Weems

P.O. Box 712

Merrill, OR 97633

**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other

\$

Other: Lot Line - Resultant

**5. Send tax statements to:**

ORS 205.234(1)(e)

Jake D. Weems and Austyn H. Weems

P.O. Box 712

Merrill, OR 97633

**6. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$ .00

**8. Previously recorded document reference:** 2025-001143**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Michael P. Rudd

to correct Exhibit A - Legal Description

previously recorded in book \_\_\_\_\_ and page \_\_\_\_\_, or as fee number 2025-001143."

Returned at Counter

Return to:

<b>After recording, return to:</b> Brandsness, Brandsness & Rudd, P.C. Attorneys at Law 411 Pine Street Klamath Falls, OR 97601
<b>Send tax statements to:</b> Jake D. Weems and Austyn H. Weems P.O. Box 712 Merrill, OR 97633

**Grantors:**  
Jake D. Weems and Austyn H. Weems  
P.O. Box 712  
Merrill, OR 97633

**Grantees:**  
Jake D. Weems and Austyn H. Weems  
P.O. Box 712  
Merrill, OR 97633

2025-001143  
Klamath County, Oregon



02/19/2025 02:30:27 PM      Fee: \$87.00

**-BARGAIN AND SALE DEED-**

Jake D. Weems and Austyn H. Weems, as tenants by the entirety, Grantors, convey to Jake D. Weems and Austyn H. Weems, as tenants by the entirety, 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-Resultant.

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.

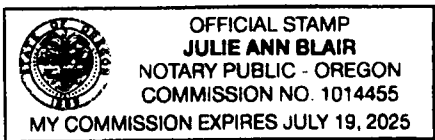
DATED this 12<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
Jake D. Weems, Grantor

\_\_\_\_\_  
Austyn H. Weems

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

Personally appeared before me this 12<sup>th</sup> day of February, 2025, the above-named Jake D. Weems and Austyn H. Weems, Grantors, and acknowledged the foregoing instrument to be their voluntary act.



\_\_\_\_\_  
Notary Public for Oregon  
My Commission expires: 07/19/2025

**EXHIBIT A**

**Jake D. Weems and Austyn H. Weems**  
**Resultant Parcel**

An area of land in the Southeast Quarter of Section 27, and the Northwest Quarter and the Northeast Quarter of Section 34, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Unsurveyed Parcel 2 of Land Partition 55-21, being a replat of Unsurveyed Parcel 2 of Land Partition 12-07, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed on February 2, 2022, as Document No. 2022-001376.

TOGETHER WITH a portion of Unsurveyed Parcel 1 of Land Partition 55-21, being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod marking the South Quarter Corner of said Section 27; thence along the south section line of said Section 27, North 89°57'22" East 700.00 feet to a 5/8-inch iron rod; thence leaving said south section line, North 47°13'56" East 379.57 feet to a point on the southerly boundary of Parcel 1 of Land Partition 55-21, said point being the POINT OF BEGINNING; thence along said southerly boundary, North 57°11'24" East 1963.52 feet to a 5/8-inch iron rod marking the South Sixteenth Corner on the east section line of said Section 27 and the northeast corner of said Parcel 1; thence leaving said southerly boundary and along the northerly boundary of said Parcel 1, South 89°58'12" West 500.33 feet to a 5/8-inch iron rod; thence leaving said northerly boundary, South 47°13'56" West 1566.47 feet, more or less, to the POINT OF BEGINNING.

EXCEPTING therefrom a portion of Unsurveyed Parcel 2 of Land Partition 55-21, being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod marking the South Quarter Corner of said Section 27; thence along the south section line of said Section 27, North 89°57'22" East 700.00 feet to a 5/8-inch iron rod; thence leaving said south section line, North 47°13'56" East 379.57 feet to a point on the southerly boundary of Parcel 1 of Land Partition 55-21; thence along said southerly parcel boundary, South 57°11'24" West 192.57 feet; thence continuing along said southerly boundary, South 89°56'35" West 1372.63 feet; thence continuing along said southerly boundary, South 78°30'19" West 772.15 feet to 5/8-inch iron rod marking the West Sixteenth Corner on the south section line of said Section 27 and the southwest corner of said Parcel 1; thence leaving said southerly boundary and along said south section line, North 89°56'35" East 1312.49 feet, more or less, to the POINT OF BEGINNING.

Containing 96.85 acres, more or less.



OREGON  
MAY 14, 2024  
CHANDLER D. LINDSEY  
103624

EXPIRES: 12/31/26

State of Oregon

County of Klamath

I hereby certify that instrument #2025-001143,  
recorded on 2/19/2025, consisting of 3 page(s),  
is a correct copy as it appears on record at the  
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

\* Date: June 13th, 2025



Rochelle Long

**EXHIBIT A**

**Jake D. Weems and Austyn H. Weems**  
**Resultant Parcel**

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TOGETHER WITH a portion of Unsurveyed Parcel 1 of Land Partition 55-21, being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod marking the South Quarter Corner of said Section 27; thence along the south section line of said Section 27, North 89°57'22" East 700.00 feet to a 5/8-inch iron rod; thence leaving said south section line, North 47°13'56" East 379.57 feet to a point on the southerly boundary of Parcel 1 of Land Partition 55-21, said point being the POINT OF BEGINNING; thence along said southerly boundary, North 57°11'24" East 1963.52 feet to a 5/8-inch iron rod marking the South Sixteenth Corner on the east section line of said Section 27 and the northeast corner of said Parcel 1; thence leaving said southerly boundary and along the northerly boundary of said Parcel 1, South 89°57'43" West 500.33 feet to a 5/8-inch iron rod; thence leaving said northerly boundary, South 47°13'56" West 1566.47 feet, more or less, to the POINT OF BEGINNING.

EXCEPTING therefrom a portion of Unsurveyed Parcel 2 of Land Partition 55-21, being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod marking the South Quarter Corner of said Section 27; thence along the south section line of said Section 27, North 89°57'22" East 700.00 feet to a 5/8-inch iron rod; thence leaving said south section line, North 47°13'56" East 379.57 feet to a point on the southerly boundary of Parcel 1 of Land Partition 55-21; thence along said southerly parcel boundary, South 57°11'24" West 189.22 feet; thence continuing along said southerly boundary, South 89°56'35" West 1375.20 feet; thence continuing along said southerly boundary, South 78°30'19" West 772.15 feet to 5/8-inch iron rod marking the West Sixteenth Corner on the south section line of said Section 27 and the southwest corner of said Parcel 1; thence leaving said southerly boundary and along said south section line, South 89°58'41" East 1312.24 feet, more or less, to the POINT OF BEGINNING.

Containing 96.84 acres, more or less.

