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07/16/2025 01:44:34 PM

Fee: \$97.00

Jackie W. Wegner

PO Box 2

Keno, OR 97627

Grantor's Name and Address

Jackie Wayne Wegner as Trustee of the Jackie Wayne Wegner  
Revocable Trust dated July 16, 2025

PO Box 2

Keno, OR 97627

Grantee's Name and Address

After recording return to:

Jackie Wayne Wegner as Trustee of the Jackie Wayne Wegner  
Revocable Trust dated July 16, 2025

PO Box 2

Keno, OR 97627

Until a change is requested all tax statements  
shall be sent to the following address:Jackie Wayne Wegner as Trustee of the Jackie Wayne Wegner  
Revocable Trust dated July 16, 2025

PO Box 2

Keno, OR 97627

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Jackie W. Wegner** who acquired title as **Jack Wegner**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Jackie Wayne Wegner as Trustee of the Jackie Wayne Wegner Revocable Trust dated July 16, 2025**,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is Estate Planning. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 Witness Whereof, the grantor has executed this instrument this 16th day of July, 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

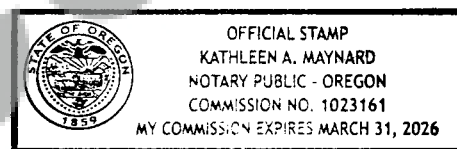
Jackie W. Wegner  
Jackie W. Wegner

State of Oregon} ss  
County of Klamath}

On this 16th day of July, 2025, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared **Jackie W. Wegner**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kathleen A. Maynard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026



LEGAL DESCRIPTION  
EXHIBIT "A"

Parcel 1

A parcel of land situate in the NW1/4 of Section 17, T 40S, R 8E, W.M., Klamath County, Oregon more particularly described as follows;

Beginning at a 5/8" iron pin on the Easterly right-of-way line of the Keno-Worden County Road, said point being S 00° 09' 31" E, 1940.23 feet and East, 2316.47 feet from the Northwest corner of said Section 17; thence N 18° 43' 06" E, 283.60 feet; thence S 71° 16' 54" E, 8.00 feet; thence N 18° 43' 06" E, 6.00 feet; thence N 71° 16' 54" W, 8.00 feet; thence N 18° 43' 06" E, 110.40 feet; thence N 71° 16' 54" W, 175.0 feet; thence S 18° 43' 06" W, 317.24 feet to a point on a curve on the Easterly right-of-way line of said Keno-Worden County road; thence Southerly along the arc of a 4.085 degree curve left a distance of 97.23 feet; thence S 46° 57' 59" E, continuing along the Easterly right-of-way line a distance of 96.39 feet to the point of beginning.

APN 4008-017BD-00400

Parcel 2

A parcel of land situated in the SE1/4NW1/4 of Section 17, Township 40 South, Range 8, E.W.M., more particularly described as follows;

Beginning at a point on the Northeasterly right-of-way line of the Keno-Worden County Road which bears S. 0° 09' 31" E. a distance of 1940.23 feet and East 2316.47 feet and S. 46° 57' 59" E. a distance of 20.0 feet from the Northwest corner of said Section 17; thence from said point of beginning, N. 46° 57' 59" W. along said road right-of-way a distance of 20.0 feet to the Southeasterly corner of parcel conveyed to Jack and Sheri Wegner by Deed Vol. M-68, page 1108, microfilm records of Klamath County, Oregon; thence along the Easterly line of said parcel, N. 18° 43' 06" E. 283.60 feet; thence S. 71° 16' 54" E. 8.0 feet; thence N. 18° 43' 06" E. 6.0 Feet; thence N. 71° 16' 54" W. 8.0 feet; thence N. 18° 43' 06" E. 110.4 feet to the Northeast corner of said parcel; thence S. 71° 16' 54" E. a distance of 37.64 feet to the most Easterly line of parcel conveyed to Florence Calmes by Deed Vol. M-74, page 8660, microfilm records of Klamath County, Oregon; thence S. 18° 43' 06" W. along said line to a point which bears N. 32° 31' E. from the point of beginning; thence S. 32° 31' W. to the true point of beginning.

APN 4008-017BD-00301