

2025-006207

Klamath County, Oregon



00344863202500062070040045

07/18/2025 03:21:17 PM

Fee: \$102.00

2025-004922

Klamath County, Oregon



00343379202500049220030033

06/25/2025 11:32:14 AM

Fee: \$97.00

Returned at Counter

<b>RETURN TO:</b> Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	<b>MAIL TAX STATEMENTS:</b> Michael J. Poole  7500 Beta Lane Klamath Falls, OR 97603
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**GRANTORS:**

Michael J. Poole, Claiming Successor of  
 the Simple Estate of Ronald Leroy Poole  
 7500 Beta Lane  
 Klamath Falls, OR 97603

**GRANTEES:**

Saundra K. Caldwell  
 16220 Alpine Drive  
 La Pine, OR 97739

**re-recorded at the request of Brandsness  
 Brandsness & Rudd P.C. to correct legal  
 previously recorded as 2025-004922**

Mark A. Poole  
 23125 Fort Ross Rd.  
 Cazadero, CA 95421

~~Mark A. Poole~~ *Michael J. Poole*  
 7500 Beta Lane  
 Klamath Falls, OR 97601

**DEED OF CLAIMING SUCCESSOR**

Michael J. Poole, Claiming Successor of the Simple Estate of Ronald  
 Leroy Poole, Grantor, conveys to Saundra K. Caldwell, Mark A. Poole, and  
 Michael J. Poole common with right of survivorship, the following described  
 real property located in Klamath County, Oregon:

A 1/4 interest in real property, with an estimated value of  
 \$15,000, located at 3819 Blue Sage Lane in Klamath Falls, Klamath  
 County, Oregon, more commonly described as follows:

**PARCEL 1:**

A parcel of land situated in the SW 1/4 of Section 9, Township  
 39 South, Range 10 East of the Willamette Meridian, in the County  
 of Klamath, State of Oregon, being more particularly described  
 as follows:

Beginning at a 1/2 inch iron pin marking the Northeast corner of  
 the W 1/2 NE 1/4 NE 1/4 SW 1/4 of said Section 9; thence South  
 00 degrees 06' 40" West 325.00 feet to a 1/2 inch iron pin; thence  
 North 89 degrees 44' 59" West, 149.28 feet to a 1/2 inch iron  
 pin; thence North 00 degrees 53' 38" East, 326.65 feet to the  
 North line of said SW 1/4; thence South 89 degrees 06' 22" East  
 along said North line of the SW 1/4, 144.83 feet to the point of  
 beginning.

**PARCEL 2: Please see Exhibit A attached for Parcel 2.**

~~A parcel of land situated in the SW 1/4 of Section 9, Township  
 39 South, Range 10 East of the Willamette Meridian, in the County  
 of Klamath, State of Oregon, being more particularly described  
 as follows:~~

~~Beginning at a 1/2 inch iron pin marking the Northwest corner of  
 the NE 1/4 NE 1/4 SW 1/4 of said Section 9; thence South 89  
 degrees 06' 22" East along the North line of said SW 1/4, 182.4  
 feet; thence leaving said North line of the SW 1/4, South 00  
 degrees 53' 38" West, 178.73 feet; thence North 00 degrees 15'  
 01" East, 328.68 feet to the point of beginning.~~

Together with the tenements, hereditaments and appurtenances whatsoever  
 thereunto belonging or in anywise appertaining.

The true and actual consideration for this conveyance is an inheritance.

**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,  
 AND 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,**

EXHIBIT "A"

18581

PARCEL 1:

A parcel of land situated in the SW 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Northeast corner of the W 1/2 NE 1/4 SW 1/4 of said Section 9; thence South 00 degrees 06' 40" West 325.00 feet to a 1/2 inch iron pin; thence North 89 degrees 44' 59" West, 149.28 feet to a 1/2 inch iron pin; thence North 00 degrees 53' 38" East, 326.65 feet to the North line of said SW 1/4; thence South 89 degrees 06' 22" East along said North line of the SW 1/4, 144.83 feet to the point of beginning.

PARCEL 2:

A parcel of land situated in the SW 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Northwest corner of the NE 1/4 NE 1/4 SW 1/4 of said Section 9; thence South 89 degrees 06' 22" East along the North line of said SW 1/4, 182.41 feet; thence leaving said North line of the SW 1/4, South 00 degrees 53' 38" West 326.65 feet to a 1/2 inch iron pin; thence North 89 degrees 44' 59" West, 178.73 feet; thence North 00 degrees 15' 01" East, 328.68 feet to the point of beginning.

CODE 162 MAP 3910-9CO TL 200  
CODE 162 MAP 3910-9CO TL 300

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Aspen Title Co. the 19th day of Aug. A.D. 1992 at 10:17 o'clock A. M., and duly recorded in Vol. M92 of Deeds on Page 18580  
By Evelyn Biehn County Clerk  
Pauline Mulender

FEE \$35.00

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 May 12, 2025

*Michael J. Poole*

Michael J. Poole, Personally and as Claiming Successor of the Simple Estate of Ronald Leroy Poole

*Sandra K. Caldwell*

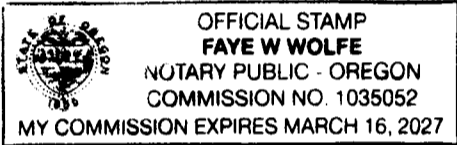
Sandra K. Caldwell  
Sandra

*Mark A. Poole*

Mark A. Poole

STATE OF OREGON )  
 ) ss.  
County of Klamath )

Personally appeared before me this 12<sup>th</sup> day of May 2025, the above named Michael J. Poole, Claiming Successor of the Simple Estate of Ronald Leroy Poole, and acknowledged the foregoing instrument to be his voluntary act and deed.

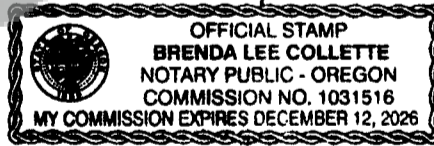


*Faye W. Wolfe*  
Notary Public for Oregon  
My commission expires: 3.16.27

STATE OF Oregon )  
 ) ss.  
County of Deschutes )

Personally appeared before me this 1<sup>st</sup> day of June 2025, the above named Sandra K. Caldwell and acknowledged the foregoing instrument to be her voluntary act and deed.

*Brenda Lee Collette*  
Notary Public for Oregon  
My commission expires: 12/12/2026



STATE OF OREGON )  
 ) ss.  
County of Klamath )

Personally appeared before me this \_\_\_\_\_ day of May 2025, the above named Mark A. Poole and acknowledged the foregoing instrument to be his voluntary act and deed.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

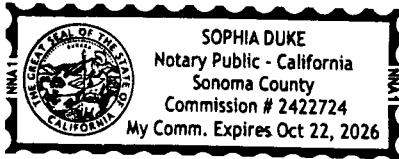
*See Notary Attached*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Sonoma

Subscribed and sworn to (or affirmed) before me on this 14  
day of June, 2025, by Mark Andrew Poole

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Sophia Duke

Unofficial Copy