

**AFTER RECORDING RETURN TO:**  
WILLIAM SHANNON HAMILTON  
24305 HWY 97 N.  
CHILOQUIN, OR 97624

THIS SPACE RESERVED FOR RECORDER'S  
USE

**2025-007690**  
Klamath County, Oregon



00346611202500076900020027

08/29/2025 08:30:38 AM

Fee: \$92.00

**UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS SHALL BE SENT TO THE FOLLOWING  
ADDRESS:**

WILLIAM SHANNON HAMILTON  
24305 HWY 97 N.  
CHILOQUIN, OR 97624

**BARGAIN AND SALE DEED**

WILLIAM SHANNON HAMILTON, GRANTOR, CONVEY TO WILLIAM SHANNON HAMILTON, GRANTEE, THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN KLAMATH COUNTY, OREGON, TO-WIT:

**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE NE1/4 SECTION 22, T39S, R10EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED WITH AN IRON ROD THAT BEARS SOUTH 71°34'07" WEST A DISTANCE OF 992.12 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22 AND 23 SAID TOWNSHIP AND RANGE; THENCE NORTH 42°05'14" WEST A DISTANCE OF 323.68 FEET, TO A WITNESS POINT MARKED WITH AN IRON ROD; THENCE NORTH 42°05'14" WEST A DISTANCE OF 8.62 FEET, MORE OR LESS TO THE BANK OF THE LOST RIVER; THENCE NORTHEASTERLY ALONG SAID BANK OF THE LOST RIVER TO A POINT ON THE SECTION LINE COMMON TO SECTIONS 15 AND 22, SAID TOWNSHIP AND RANGE, WHICH BEARS SOUTH 89°52'51" WEST A DISTANCE OF 1045.72 FEET FROM SAID SECTION CORNER; THENCE ALONG SAID SECTION LINE NORTH 89°52'51" EAST A DISTANCE OF 500.88 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY BOUNDARY OF CRYSTAL SPRINGS ROAD AS RECORDED IN DEED VOLUME 230, PAGE 490 OF THE KLAMATH COUNTY DEED RECORDS; THENCE ALONG SAID BOUNDARY A DISTANCE OF 191.29 FEET ALONG A NON-TANGENT 6443.31 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 53°14'58" WEST A DISTANCE OF 191.28 FEET; THENCE ALONG SAID BOUNDARY SOUTH 52°23'56" WEST A DISTANCE OF 180.65 FEET; THENCE ALONG SAID BOUNDARY A DISTANCE OF 133.21 FEET ALONG A 1030.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 48°41'38" WEST A DISTANCE OF 133.12, TO THE POINT OF BEGINNING, CONTAINING 2.24 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE OREGON COORDINATE REFERENCE SYSTEM, BEND- KLAMATH FALLS ZONE.

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.

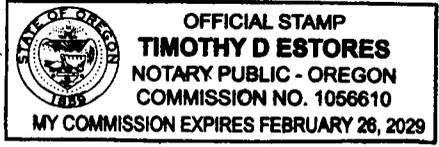
THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$0. (HERE COMPLY WITH THE REQUIREMENTS OF ORS 93.030)  
THIS CONVEYANCE IS MADE PURSUANT TO THE APPROVAL OF PROPERTY LINE ADJUSTMENT 5-25.

DATE: 8-28-25

W. Hamilton  
WILLIAM SHANNON HAMILTON

STATE OF Oregon )

COUNTY OF Klamath ) ss.



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/28/25  
BY WILLIAM SHANNON HAMILTON.

NOTARY PUBLIC FOR THE STATE OF Oregon

MY COMMISSION EXPIRES: 2/26/2029

~~DATE: \_\_\_\_\_~~  
~~DIO \_\_\_\_\_~~

Unofficial Copy