

THIS SPACE RESERVED FOR RE

2025-007901  
Klamath County, Oregon



00346858202500079010030037

09/05/2025 08:40:37 AM

Fee: \$97.00

Ann Marie Howard formerly known as Ann M. Stites

PO Box 2192

La Pine, OR 97739

Grantor's Name and Address

Ann Marie Howard

PO Box 2192

La Pine, OR 97739

Grantee's Name and Address

After recording return to:

Ann Marie Howard

PO Box 2192

La Pine, OR 97739

Until a change is requested all tax statements shall be sent to the following address:

Ann Marie Howard

PO Box 2192

La Pine, OR 97739

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Ann Marie Howard formerly known as Ann M. Stites**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Ann Marie Howard**,

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 Name Change. 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.

Legal Description  
Exhibit "A"

A portion of the SE1/4 NE1/4 Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the one-sixteenth section line which is 667.64 feet North 1° 03' 55" East along the one-sixteenth section line from the Southwest corner of the SE1/4 of the NE1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89° 24' 66" East 663.70 feet; thence North 1° 43' 00" East 331.40 feet; thence North 89° 16' 52" West 667.45 feet to the one-sixteenth section line; thence South 1° 03' 55" West 332.87 feet along the one-sixteenth section line to the point of beginning.

AND a portion of the SE1/4 NE1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the one-sixteenth section line which is 332.87 feet North 1° 03' 55" East along the one-sixteenth section line from the Southwest corner of the Southeast of the NE1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89° 32' 59" East 659.95 feet; thence North 1° 43' 00" East 331.40 feet; thence North 89° 24' 58" West 663.70 feet to the one-sixteenth section line; thence South 1° 03' 55" West 332.87 feet along the one-sixteenth section line to the point of beginning.

EXCEPTING THEREFROM that portion lying Westerly of the following described line:

Beginning at a point on the Southerly line of the land described in said deed recorded in Volume M-90 at Page 1816. Said point lying thereon South 89° 32' 32" East 330.10 feet from the Southwest corner of said deed; thence North 01° 25' 01" East, 409.38 feet; thence South 88° 34' 59" East, 28.00 feet; thence North 01° 25' 01" East, 35.00 feet; thence North 88° 34' 53" West, 28.00 feet; thence North 01° 25' 01" East, 220.01 feet to a point on the Northerly line of land described in said deed recorded in Volume M-93 at Page 33688. Said point lying thereon South 89° 15' 45" East, 333.60 feet from the Northwest corner of said deed.

TOGETHER WITH Agreement for Easement for Ingress and egress dated October 15, 1993, recorded December 1, 1993 in Volume M-93 at Page 31847, Deed Records of Klamath County, Oregon.

ALSO TOGETHER WITH a 20 foot wide access easement and the rights and privileges of access and egress engendered by said easement, the centerline of which is described as follows:

Beginning at a point on the East line of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which is 329.79 feet North 1° 04' 49" East along said East line from the quarter corner of said Section 36; thence North 89° 32' 59" West 652.51 feet; thence North 1° 43' 00" East 682.80 feet to its terminus, all of the above described lying within Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

ALSO TOGETHER WITH a 20 foot wide access easement for ingress and egress, the Southerly line being described as follows:

Beginning at the Southeast corner of said deed recorded in Volume M-90 on Page 1816; thence along the Southerly line of said deed North 89° 32' 59" West 372.84 feet to a point, said point lying on said Southerly line South 89° 32' 69" East, 287.36 feet from the Southwest corner of said deed.

APN 2310-036A0-00501

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 26 day of August, 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.

  
Ann Marie Howard

State of Oregon } ss  
County of Klamath }

On this 26 day of August, 2025, before me, Shanna Kleinhaus Notary Public in and for said state, personally appeared Ann Marie Howard, 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.

  
Notary Public for the State of Oregon  
Residing at: 51535 S Huntington Rd La Pine, OR 97739  
Commission Expires: Jan 16, 2029

