

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



11/07/2025 03:02:26 PM

Fee: \$112.00

GRANTOR'S NAME AND ADDRESS:
Cecil R. Sommers
PO Box 99
Beatty, OR 97021

GRANTEE'S NAME AND ADDRESS:
Cecil R. Sommers, Trustee of the
Cecil R. Sommers Living Trust
PO Box 99
Beatty, OR 97021

SEND TAX STATEMENTS TO:
Cecil R. Sommers, Trustee of the
Cecil R. Sommers Living Trust
PO Box 99
Beatty, OR 97021

BARGAIN AND SALE DEED

Cecil R. Sommers hereinafter referred to as grantor, conveys to **Cecil R. Sommers, Trustee of the Cecil R. Sommers Revocable Living Trust dated November 7, 2025** hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

SEE ATTACHED EXHIBIT "A"

There is no true and actual consideration for this transfer. The transfer is for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of November, 2025.

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

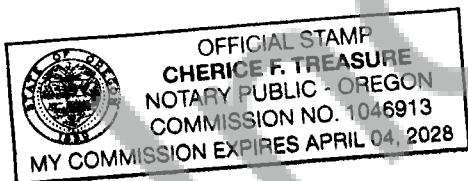
DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Cecil R. Sommers

Cecil R. Sommers

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 7th day of November 2025, by Cecil R. Sommers.



Cherice F. Treasure

NOTARY PUBLIC FOR OREGON

My Commission expires: 4-4-2028

Exhibit "A"
Legal Description

Parcel 1

Beginning at a point 30 feet East and 209 feet North of the Southwest corner of Government Lot 21 in Section 14, Township 36 South, Range 12 East of the Willamette Meridian, running thence East 209 feet; thence North 209 feet; thence West 209 feet; thence South 209 feet to the place of beginning, being a portion of Lot 21 in said Section 14 and containing one acre more or less.

Account No.: 356796
Map No.: 3612-014C0-00400

Parcel 2

That portion of the S1/2 SE1/4 that lies West of the Pacific Northwest Bell Road in Section 24, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Account No.: 353272
Map No.: 3612-00000-10100

Parcel 3

All of Lots 19, 20, 22 and parts of Lots 21, 27, 28, 29, and 30 as follows: Beginning at the Northwest corner of said Lot 20; thence South along the West line of said Lot 20 and 21 a distance of 700. feet, more or less, to the intersection of the Westerly extension of the North line of a tract conveyed to Clyde Peck by Deed recorded in Book 363, page 563, with the West line of said Lot 21; thence East along the North line of said Peck tract a distance of 239 feet to the Northeast corner thereof; thence South along the East line of said Peck tract and the Southerly extension thereof, a distance of 627 feet to the Southeast corner of a tract conveyed to Faydrex Incorporated, by deed in M-67 page 700; thence West along the South line of said tract a distance of 41 feet to the Northeast corner of a tract conveyed by deed recorded in Book 262 page 229; thence South along the East line of said tract and the Southerly extension thereof, a distance of 502.2 feet, more or less to its intersection with Westerly extension of the North line of a tract conveyed to Faydrex Incorporated by deed in M-67 page 702, and the East line of a tract described by deed recorded in Book 163 at page 449; thence East along said extended Faydrex line and the North line thereof, a distance of 280 feet to the Northeast corner thereof; thence South along the East line of said Faydrex tract and South along the East line of a tract conveyed by deed recorded in Book 242 page 377, a distance of 417 feet, more or less, to its intersection with the North line of a tract conveyed by deed recorded in Book 335 page 590; thence East along the North line of said tract a distance of 124.75 feet to the Northeast corner thereof; thence South along the East line of said tract a distance of 208.75 feet to the North line of a tract conveyed by deed recorded in Book 335 at page 57; thence East along the North line thereof a distance of 285.25 feet to the West line of a tract conveyed by deed recorded in Book 218 at page 460; thence North along the West line thereof, a distance of 77 feet to the Northwest corner

Parcel 3 – legal description continued

thereof; thence East along the North line thereof a distance of 14.2 feet to the Southwest corner of a tract conveyed by deed recorded in Book 227 at page 113; thence North along the West line of said tract a distance of 418 feet to the Northwest corner thereof; thence East along the North line thereof, a distance of 239.3 feet to its intersection with the West line of a tract conveyed by deed recorded in Book 338 at page 476; thence North along the West line of said tract a distance of 207 feet to the Northwest corner thereof; thence East along the North line of said tract a distance of 178.7 feet to the Northeast corner thereof; thence South along the East line of said tract a distance of 625 feet to the North line of a tract conveyed by deed recorded in Book 344 at page 385, said point being 239 feet North of the South line of said Lot 30; thence East parallel to the South line of said Lot 30 a distance of 880 feet, more or less, to the Southwest corner of a tract conveyed by deed recorded in Book 343, page 123, thence North along the West line of said tract a distance of 418 feet to the South line of a tract conveyed by deed recorded in Book 135 at page 608; thence West long the South line of said tract a distance of 22 feet to the Southwest corner thereof; thence North along the West line of said tract a distance of 470 feet to the Northwest corner thereof; thence East along the North line of said tract 470 feet to the East line of Lot 27; thence North along the East line of said Lots 27, 22, and 19, to the Northeast corner of said Lot 19; thence West along the North line of Lots 19 and 20 to the point of beginning, of Section 14, Township 36 South, Range 12 East of the Willamette Meridian.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The assessment roll and the tax roll disclose the premises herein described have been specifically assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto, a penalty may be levied if notice of disqualification is not timely given.
3. An easement created by instrument, subject to the terms and provisions thereof dated September 11, 1933 and recorded in Vol. 286 page 57, Microfilm Records of Klamath County, Oregon on August 17, 1956. Said easement being a 30 foot wide right of way along the West line of Section 14 in favor of the United States of America.
4. The terms and provisions of that deed dated July 9, 1969, recorded July 10, 1969 in Volume M69 page 6010, to wit, "All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage, and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits, if any there may be."
5. The presently pending Klamath River adjudication to which seller warrants that he has filed a claim for 1864 water rights; and to which water rights he will participate with and aid purchased to succeed to, and to which when adjudicated shall become the property of purchaser.

Account No.: 357134, 818459, 356769, 356778

Map No.: 3612-014C0-00700, 3612-014C0-00600, 3612-014C0-00100, 3612-014C0-00200

Parcel 4

The S1/2 SE1/4 NE1/4 of Section 22, Township 36 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, lying West of the Westerly right-of-way of the Yellow Jacket Springs Road:

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of street, roads or highways.
2. Terms and provisions thereof, as disclosed by instrument dated December 11, 1958, recorded December 14, 1958, in Volume 307, page 616, Deed Records of Klamath County, Oregon.

Account No.: 353101

Map No.: 3612-022A0-00800

Includes a 1990 Golden West Homes Manufactured Home

Home ID: 262871

Serial No.: CE9624

Tax Account No.: 872291

Real Property commonly known as 23464 Yellow Jacket Springs Rd., Beatty, Oregon.

Parcel 5

A Parcel of land situated in Government Lot 21 of Section 14, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point which is 30 feet East and 418 feet North of the Southwest corner of Government Lot 21 in Section 14, Township 36 South, Range 12 East of the Willamette meridian; running thence East 209 feet; thence North 209 feet; thence West 209 feet; thence South 209 feet to the place of beginning, containing 1 acres, more or less in said Government Lot 21.

Account No.: 356787

Map No.: 3612-014C0-00300

Parcel 6

That portion of the S 1/2 of the SE 1/4 of the NE 1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, which lies East of the East right of way line of Beatty Dump Road 1194, also known as Yellow Jacket Springs Road, all being located in the County of Klamath, State of Oregon.

Account No.: 353076

Map No.: 3612-022A0-00900

Parcel 7

The North 1/2 SE 1/4 NE 1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING therefrom the right of way of the Yellow Jacket Springs Road.

Account No.: 353085

Map No.: 3612-022A0-00700

Parcel 8

Government Lots 12 and 13 of Section 23, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Account No.: 353138

Map No.: 3612-023B0-00700

Parcel 9

A tract of land situated in the SW1/4 SW1/4 of Section 14, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at an iron pin from which the section corner common to Sections 14, 15, 22 and 23 bears West 1141.5 feet and South 239 feet; thence East parallel to the South section line of said Section 14, 178.7 feet to an iron pin on the East line of Lot 29 of said Section 14; thence North along the East line of Lots 28 and 29, 625 feet to an iron pin; thence West parallel to the South section line of said Section 14, 178.7 feet to an iron pin; thence South 625 feet, more or less, to the point of beginning, said tract being a portion of Lots 28 and 29 of said Section 14.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

Account No.: 357018

Map No.: 3612-014C0-00900

Real property commonly known as 42979 E. Hwy 140, Beatty, Oregon.