

2021-010369
Klamath County, Oregon



07/02/2021 11:08:14 AM

Fee: \$82.00

After recording, this deed should be sent to Grantee.
All Tax Statements should be sent to Grantee at the
following address:

Bj Hussey and Caitlyn Hussey
54392 Arago Fishtrap Rd.
Myrtle Point, OR 97458

Grantor's Name and Address:

Maxwell L. Roe
PO Box 1907
Bend, OR 97709

2025-010120
Klamath County, Oregon
11/12/2025 09:23:02 AM
Fee: \$97.00

GRANT DEED

For a valuable consideration of \$12,400, receipt of which is hereby acknowledged by Maxwell L. Roe a married man, hereby referred to as, Grantor, releases, and grants to Bj Hussey and Caitlyn Hussey husband and wife as joint tenants, hereby referred to as, Grantee, all right, title and interest in and to the following described real properties situated in Klamath County, State of Oregon:

Description of Real Property: LOT 7 Block 2, WOODLAND PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK KLAMATH COUNTY, OREGON

APN: R190992 **MapTaxLot:** R-34S07E15AB *See attached "Exhibit A"

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

Pursuant to ORS 275.040, this transfer is authorized, ordered, and entered of record this 1 day of July, 2021.

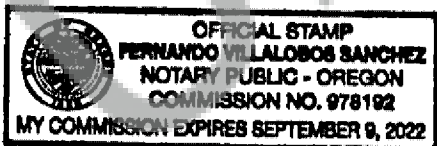
Maxwell L. Roe

STATE OF Oregon, (County of Deschutes) ss.

This instrument was acknowledged before me on this 1 Day of July 2021, by, Maxwell L. Roe personally appeared, Maxwell L. Roe.

(SEAL)

IN WITNESS WHEREOF, I hereto set my hand and official seal.



Notary Public for the State of Oregon
My Commission Expires 09/09/2022

Re-recorded at the request of Grantor to correct legal description in previously recorded instrument #2021-010369

State of Oregon
County of Klamath
I hereby certify that instrument #2021-010369,
recorded on 7/2/2021, consisting of 1 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.
Rochelle Long, Klamath County Clerk
Date: October 21st, 2025

Daniel Beard

2021-010369
Klamath County, Oregon



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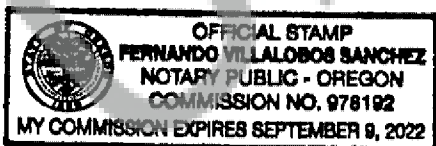
Maxwell L. Roe

STATE OF Oregon, (County of Deschutes)ss.

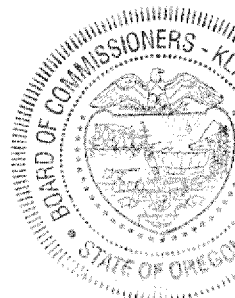
This instrument was acknowledged before me on this 2 Day of July 2021, by, Maxwell L. Roe personally appeared, Maxwell L. Roe.

(SEAL)

IN WITNESS WHEREOF, I hereto set my hand and official seal.



Notary Public for the State of Oregon
My Commission Expires 09/09/2022



State of Oregon
County of Klamath
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Rochelle Long, Klamath County Clerk
Date: October 21st, 2025

Daniel Beard

EXHIBIT "A"

Lot 7 in Block 2, WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/88th interest in 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Parcel A:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence along the North line of said Section North 89°42'15" East 400.0 feet; thence South 62.42 feet; thence South 46°57'20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37°53'20" West 136.90 feet; thence North 16°33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

Parcel B:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89°42'15" East 400.00 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50°43'50" East 453.16 feet; thence South 76°17'30" East 886.79 feet to the true point of beginning of this description; thence South 35°56'30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45°32'20" East 84.00 feet; thence North 44°52'10" East 411.58 feet; thence North 34°25'40" West 156.01 feet, more or less, to the true point of beginning of this description.