

Returned at Counter

After recording, return to :  
Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
Ozzie Properties, LLC  
11050 Buesing Road  
Klamath Falls, OR 97603

2016-007810  
Klamath County, Oregon



00189889201600078100020021

07/25/2016 09:33:24 AM

Fee: \$47.00

BARGAIN AND SALE DEED

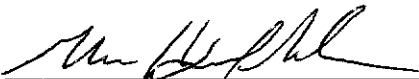
Glen H. Levenfeld and Patricia L. Levenfeld, as tenants by the entirety, Grantor, whose address is 11050 Buesing Road, Klamath Falls, OR 97603, conveys to Ozzie Properties, LLC, an Oregon limited liability company, as Grantee, whose address is 11050 Buesing Road, Klamath Falls, OR 97603, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

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.

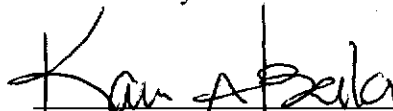
DATED this 21<sup>st</sup> day of July, 2016.

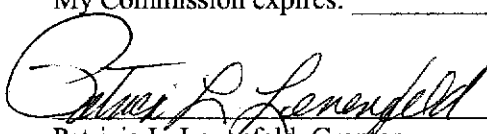
  
Glen H. Levenfeld, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

Personally appeared before me this 21<sup>st</sup> day of July, 2016, the above-named Glen H. Levenfeld, as Grantor, and acknowledged the foregoing instrument to be his voluntary act.



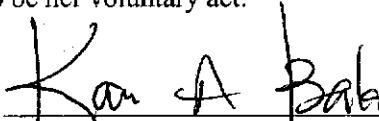
  
Notary Public for Oregon  
My Commission expires: 9.20.2017

  
Patricia L. Levenfeld, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

Personally appeared before me this 21<sup>st</sup> day of July, 2016, the above-named Patricia L. Levenfeld, as Grantor, and acknowledged the foregoing instrument to be her voluntary act.



  
Notary Public for Oregon  
My Commission expires: 9.20.2017

## **Exhibit A**

### **PARCEL 1:**

Beginning at a point on the South boundary of the U.S.R.S. "A" Canal right-of-way line, which point is 528 feet North of the Northwest corner of the South half of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian thence South 170 feet; thence East 242 feet, more or less, to an intersection with the Southerly boundary of the U.S.R.S. "A" Canal right-of-way line; thence Northwesterly along said Southerly right-of-way line to the place of beginning.

### **PARCEL 2:**

Beginning at a point on the West line of, and 280 feet North of, the Southwest corner of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon which point is also the Northwest corner of premises described in Deed from John A. Caldwell and Ruby May Caldwell to S.A. Barnum and Louise V. Barnum, recorded October 28, 1947 in Book 213, at page 97, Deed Records of Klamath County, Oregon; thence East along the North line of the Barnum premises 353 feet, more or less, to the Southerly right-of-way line of the U.S.R.S. "A" Canal; thence Northwesterly along said canal right-of-way line to the most Easterly corner of premises described in Deed from John Caldwell, et ux, to John W. Caldwell and Myrtle E. Caldwell, husband and wife, recorded September 19, 1946 in Book 196, at page 3, Deed Records of Klamath County, Oregon; thence West 242 feet, more or less, along the South line of said John W. Caldwell premises, to the West line of said N $\frac{1}{2}$  NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 11; thence South 78 feet, more or less, to the point of beginning.

### **PARCEL 3:**

Lot 10 in Block 309 of DARROW ADDITION to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.