



THIS SPACE RESERVED FOR

2016-009907
Klamath County, Oregon
09/19/2016 02:12:00 PM
Fee: \$57.00

Annette Quinowski

Grantor's Name and Address

Jeffrey Quinowski

15606 Hill Road

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Jeffrey Quinowski

15606 Hill Road

Klamath Falls, OR 97603

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

Jeffrey Quinowski

15606 Hill Road

Klamath Falls, OR 97603

File No. 126988AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Annette Quinowski,

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

Jeffrey Quinowski

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 Attached Exhibit 'A'


The true and actual consideration paid for this transfer, stated in terms of dollars, is **Per Decree Case No. 1303292CV**. 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.

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 12th day of September, 2016; 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.

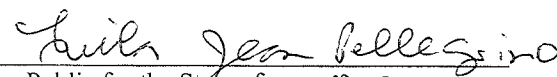


Annette Quinowski

State of Oregon } ss
County of Klamath -}

On this 12th day of September, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared **Annette Quinowski**, 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: Klamath Falls, Oregon
Commission Expires: 12-3-2018

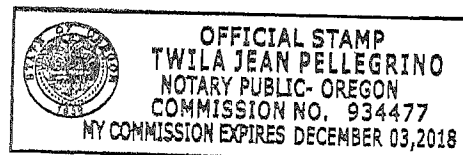


EXHIBIT 'A'

File No. 126988AM

PARCEL 1:

All the following described real property situated in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 16: The SW 1/4 of the SW 1/4 lying Southerly of Hill Road and excepting therefrom any portion of the SW 1/4 of the SW 1/4 lying Southwesterly of the Great Northern Railroad right of way.

Section 20: Government Lot 4

Section 21: Government Lots 9, 10 and 11, EXCEPTING that portion of Government Lot 9, lying South of Lost River. ALSO EXCEPTING that portion of Government Lot 11 lying within the following description:

Beginning at a 5/8 inch iron pin on the Southwesterly right of way line of the Great Northern Railroad right of way from which the section corner common to Sections 16, 17, 20 and 21, Township 40 South, Range 10 East of the Willamette Meridian bears North 53° 48' 36" West a distance of 667.31 feet; thence North 44° 00' 00" West along said right of way 1076.20 feet to a point on the Northerly line of a tract of land described in Volume 360, page 132, Deed Records of Klamath County, Oregon; thence North 73° 00' 00" West along said Northerly line 276.12 feet to a point on the Southeasterly right of way line of Zuckerman Road; thence South 33° 09' 20" West along said Southeasterly right of way line 331.87 feet; thence South 50° 47' 36" East 292.42 feet to a point on the South line of Section 17, Township 40 South, range 10 East of the Willamette Meridian, Klamath County, Oregon; thence Southerly along the high water line of Lost River the meander line of which is as follows: South 48° 52' 32" East 232.66 feet; thence South 52° 04' 05" East 237.81 feet; thence leaving said high water line North 63° 04' 05" East 108.12 feet; thence South 26° 20' 35" East 105.18 feet; thence South 44° 00' 00" East 162.43 feet; thence North 78° 45' 30" East 354.64 feet to the point of beginning.

PARCEL 2:

That portion of Government Lot 8 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly and Easterly of Lost River, Westerly of the USBR "G" Canal and Northerly of the North line of the following described parcel:

A portion of Government Lot 8 in Section 21, 80 feet wide extending between the Easterly line of Lost River and the Southwest line of the Klamath Irrigation District "G" Canal, and lying 40 feet on each side of the following described line:

Beginning at a point on the Southwesterly right of way line of the Klamath Irrigation District "G" Canal at centerline station 305 + 13 from whence the center of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon bears the following courses:

North 78° 46' 32" East 64.3 feet; thence South 32° 22' East 440.4 feet; thence South 89° 56' East 133.1 feet; thence from said point of beginning South 78° 46' 32" West 286 feet, more or less, to the Easterly shore line of Lost River.

PARCEL 3:

That portion of Government Lot 5 in Section 20 of Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon lying Northerly of Lost River and Southerly of that parcel of land deeded to James L. Fehlen and Bernice N. Fehlen and recorded on 2-17-69 in Volume M69 at Page 1293, Microfilm Records of Klamath County Oregon.

PARCEL 4:

A parcel of land situated in Sections 16, 17, 20 and 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

All that portion of the property described in deed Volume M98, page 6539, Klamath County, Deed Records lying Northeasterly of the United States Bureau of Reclamation Canal, said canal being described in Deed Volume 63, page 550, Klamath County Deed Records.