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Klamath County, Oregon



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Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
Raymond E. and Christine Lee Struve  
10437 W. Langell Valley Rd  
Bonanza, OR 97623

**Grantor:**

Lois Struve  
10595 W. Langell Valley Rd  
Bonanza, OR 97623

**Grantee:**

Raymond E. and Christine Lee Struve  
10437 W. Langell Valley Rd  
Bonanza, OR 97623

**BARGAIN AND SALE DEED**

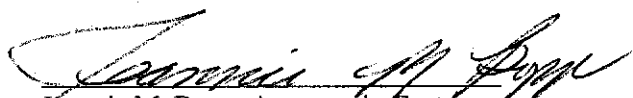
Lois Struve, by and through Jeannie M. Bopp and Carol A. Maartense, her attorneys-in-fact, Grantor, whose address is 10565 W. Langell Valley Road, Bonanza, OR 97623, conveys to Raymond E. Struve and Christine Lee Struve, as tenants by the entirety, Grantee, whose address is 10437 W. Langell Valley Road, Bonanza, OR 97623, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

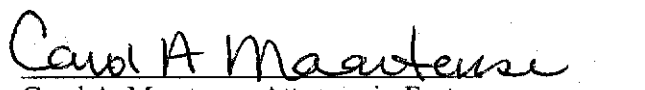
Refer to Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$40,000.00.

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.

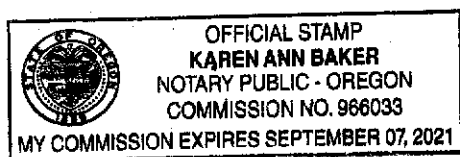
DATED this 16 day of October, 2017.

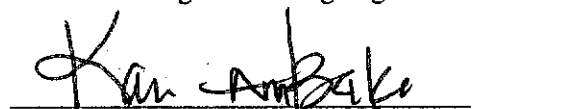
  
Jeannie M. Bopp, Attorney-in-Fact  
for Lois J. Struve

  
Carol A. Maartense, Attorney-in-Fact  
for Lois J. Struve

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 13 day of October, 2017, the above-named Jeannie M. Bopp, Attorney-in-Fact for Lois J. Struve (Grantor) and acknowledged the foregoing instrument to be her voluntary act.




  
Notary Public for Oregon  
My Commission expires: 9-7-2021

STATE OF MISSISSIPPI, County of Lamar) ss.

Personally appeared before me this 16th day of October, 2017, the above-named Carol A. Maartense, Attorney-in-Fact for Lois J. Struve (Grantor) and acknowledged the foregoing instrument to be her voluntary act.



  
Notary Public for Mississippi  
My Commission expires: 07/19/2020

## Exhibit A

NE1/4 of SW1/4 EXCEPT THAT PORTION conveyed to F. D. Histon by Deed recorded October 27, 1952 in Vol. 257 at page 379, Deed Records of Klamath County, Oregon; and NW1/4SE1/4 and a strip of land 6 chains and 66 links wide off the North lines of the SE1/4SW1/4 and of the SW1/4SE1/4, all in Section 32, Township 39 South of Range 12 East of the Willamette Meridian, together with 15 acres, more or less, conveyed to Claude H. Brown and Eva M. Brown by John McFall and Mattie McFall by Deed recorded in Vol. 200 of Deeds, on page 189, Records of Klamath County, Oregon, but less the land conveyed by said Browns to said McFall by Deed of record in Vol. 200 of Deeds, at page 187 of said Deed Records; also excepting any portion of the above described land heretofore conveyed to the United States of America.

ALSO beginning at the Northeast corner of the NE1/4NE1/4 (also described as Lot 1) of Section 5, Township 40 South, Range 13 East of Willamette Meridian; thence West 1090.3 feet; thence South 27°57' East 104 feet; thence South 41°27' East 319 feet; thence South 18°59' East 528.7 feet; thence South 0°1' West 482 feet, more or less, to the South boundary line of said NE1/4NE1/4 of said Section 5; thence East 662 feet, more or less, to the Southeast corner of said NE1/4NE1/4 of said Section 5; thence North 1316 feet, more or less, to point of beginning, containing 23.4 acres, more or less. Less any portion of the above described lands heretofore conveyed to the United States.

SUBJECT TO: Acreage and use limitations, liens, assessments, contracts, easements, water and irrigation rights all pertaining to Langell Valley Irrigation District; reservations in U.S. Patent, and easements and rights of way of record or apparent on said lands, and mortgage to Federal Land Bank of Spokane, recorded August 1, 1957, in Book 177 page 513, Mortgage Records of Klamath County, Oregon, which Grantees assume and agree to pay.