

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2018-002077

Klamath County, Oregon



00217800201800020770020025

02/23/2018 08:49:56 AM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

Larry & Vicki Bielenberg

2969 NE Alexander Ln

Albany, OR 97321

Grantor's Name and Address

Lawrence & Vicki Bielenberg, Trustee

2969 NE Alexander Ln

Albany, OR 97321

Grantee's Name and Address

After recording, return to (Name and Address):

Lawrence & Vicki Bielenberg

2969 NE Alexander Ln

Albany, OR 97321

Until requested otherwise, send all tax statements to (Name and Address):

Lawrence & Vicki Bielenberg

2969 NE Alexander Ln

Albany, OR 97321

BARGAIN AND SALE DEED - STATUTORY FORM

Larry Bielenberg (aka Lawrence Allen Bielenberg) and Vicki Bielenberg (aka Vicki Gale Bielenberg)

conveys to Lawrence Allen Bielenberg and Vicki Gale Bielenberg, Trustees of the BIELENBERG FAMILY TRUST

the following real property situated in Klamath County, Oregon:

A 25% interest as tenants in common in property described on the attached EXHIBIT 1.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$0- (Here, comply with the requirements of ORS 93.030.)

However, the actual consideration consists of or includes other property or value given or promised which includes the whole consideration.

DATED Nov. 27, 2017; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

LARRY BIELENBERG

VICKI BIELENBERG

STATE OF OREGON, County of Linn ss.

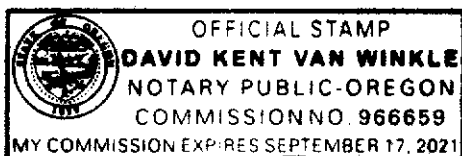
This instrument was acknowledged before me on LARRY BIELENBERG AND VICKI BIELENBERG

This instrument was acknowledged before me on 11-27-2017

by

as

of



Notary Public for Oregon
My commission expires 9.17.2021

EXHIBIT 1

A tract of land situated in Lots 1 and 2, Block 2, BREWERS RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the initial point of the survey of Brewers Ranchos according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which point is the quarter section corner between Sections 7 and 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North $58^{\circ}13'37''$ East a distance of 79.36 feet to the true point of beginning of this description; thence North $80^{\circ}38'03''$ West a distance of 217.46 feet to a point on the arc of a 50 foot radius curve having a central angle of $161^{\circ}39'23''$; thence along the arc of said curve to the left a distance of 33.46 feet to a point on the Westerly line of Lot 2 in Block 2 of said Brewers Ranchos; thence North $18^{\circ}35'22''$ East along the Westerly line of said Lot 2 and Lot 1 of said Block 2 a distance of 94.24 feet to a point; thence South $57^{\circ}47'22''$ East a distance of 260.83 feet to a point; thence South $58^{\circ}13'37''$ West a distance of 12.84 feet to the true point of beginning.