

2018-014949

Klamath County, Oregon



00233245201800149490020021

12/13/2018 12:36:36 PM

Fee: \$87.00

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:
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

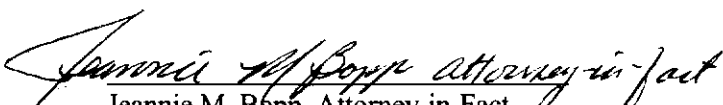
Lois Struve, by and through Jeannie M. Bopp and Carol A. Maartense, her attorneys-in-fact (Power of Attorney dated January 6, 2014 and recorded at Instrument 2018-002046 in Klamath County, Oregon), Grantor, whose address is 10565 W. Langell Valley Road, Bonanza, OR 97623, conveys to Raymond E. Struve 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:

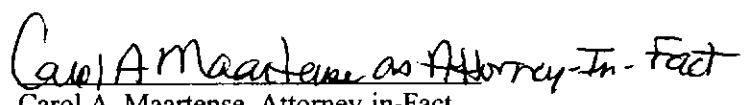
Refer to Exhibit A, attached hereto and incorporated by this reference.

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

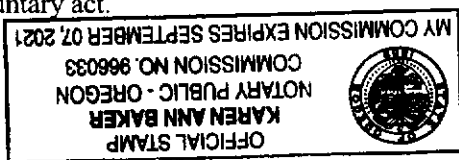
DATED this 12th day of December, 2018.

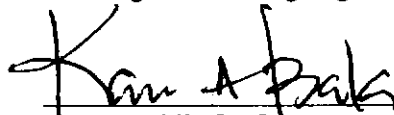

Jeannie M. Bopp, Attorney-in-Fact
for Lois J. Struve


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

STATE OF OREGON, County of Klamath) ss.

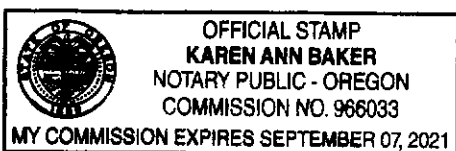
Personally appeared before me this 12th day of December, 2018, the above-named Jeannie M. Bopp, Attorney-in-Fact for Lois J. Struve (Grantor) and acknowledged the foregoing instrument to be her voluntary act.

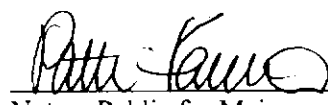



Notary Public for Oregon
My Commission expires: 9-7-2021

STATE OF MAINE, County of Pendecot) ss.

Personally appeared before me this 3rd day of December, 2018, 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 Maine
My Commission expires: 9/30/19

Patti Faulkner
Notary Public - State Of Maine
My Commission Expires September 30, 2019

Exhibit A

TL 800

That portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ lying South and West of Lost River, Section 32, Township 39 South, Range 12 E.W.M., excepting therefrom that portion deeded to the United States of America in Volume 61 of page 283, Deed Records of Klamath County, Oregon.

And

TL 1300

That portion of the East half of the Southeast quarter of Section 32, Township 39 South, Range 12 East, Willamette Meridian lying South of Lost River and West of Langell Valley Irrigation District, Clear Lake Canal, commonly called the West Canal, and containing 15 acres, more or less,

Subject to contract and/or lien for irrigation and/or drainage, and to taxes for fiscal year commencing July 1, 1946.