



00240042201900049770040047

05/08/2019 11:42:45 AM

Fee: \$97.00

BARGAIN AND SALE DEED

Mark Robert Gander and Renee Lynn Gander, Grantor and Mark R. Gander and Renee L. Gander, TRUSTEE OF GANDER FAMILY TRUST EXECUTED ON September 7, 2004, Grantees

After Recording, Return to:

Penny Lee Austin
925 W. 8th Street
Medford, OR 97501

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

Mark R. Gander
Renee L. Gander
30189 Sherwood Road
Fort Bragg, CA 95437

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

Mark Robert Gander and Renee Lynn Gander, Grantors, grant, bargain, sell and convey to Mark R. Gander and Renee L. Gander, or their successor in trust AS TRUSTEE OF GANDER FAMILY TRUST EXECUTED ON September 7, 2004, including any amendments thereto, Grantees, the following real property located in Klamath County, Oregon:

See Attached Exhibit A

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or other value given or promised, which is the whole consideration.

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: April 22, 2019

Mark Robert Gander
Mark Robert Gander

Renee Lynn Gander
Renee Lynn Gander

STATE OF CALIFORNIA }
County of Los Angeles } SS

~~Personally appeared the above-named Mark Robert Gander and Renee Lynn Gander, and acknowledged the foregoing instrument to be their voluntary act and deed on this _____ day of _____, 2019.~~

~~Notary Public for California
My Commission Expires: _____~~

See Attached

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Mendocino

On April 22, 2019 before me, SHARON PIERCE-A (notary public)

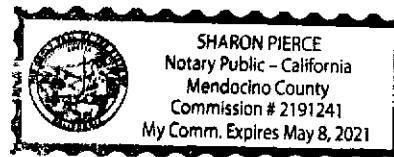
personally appeared MARK ROBERT GANDER AND

RENEE LYNN GANDER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Sharon Pierce

(seal)

Exhibit A

A tract of land situated in the S 1/2 of Section 23, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the C 1/4 corner of said Section 23; thence South 89° 29' 05" East, along the East-West centerline of said Section 23, 1549.16 feet to a 5/8 inch iron pin; thence continuing South 89° 29' 05" East 60 feet, more or less, to the thread of Sprague River; thence Southerly along said thread of Sprague River, 330 feet, more or less, to a point that bears South 89° 29' 05" East from the C-N-N-SW 1/256 corner of said Section 23; thence North 89° 29' 05" West 80 feet, more or less, to a 5/8 inch iron pin; thence continuing North 89° 29' 05" West 2731.63 feet to the said C-N-N-SW 1/256 corner; thence North 00° 32' 03" West 326.19 feet to the C-W 1/16 corner of said Section 23; thence South 89° 29' 05" East 1325.05 feet to the point of beginning.

TOGETHER WITH the following easement for access as delineated on Major Land Partition 79-47:

A 20 foot easement for ingress and egress to various ownerships Westerly of Sprague River, said easement situated in Section 23, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being parallel to and measured at right angles from the following described centerline:

Beginning at a point on the North line of said Section 23, said point being North 89° 12' 04" West (North 89° 28' 36" West by recorded Survey No. 2919, as recorded in the office of the Klamath County Surveyor) 988.37 feet from the Northeast corner of said Section 23; thence along the following courses and distances; South 06° 27' 18" East by said Survey No. 2919) 67.02 feet, South 05° 59' 29" East 147.51 feet, South 19° 26' 24" West 457.29 feet, South 00° 58' 14" East 448.04 feet, South 13° 15' 29" West 229.49 feet, South 13° 16' 30" West 388.25 feet, South 18° 49' 35" West 397.72 feet, South 27° 57' 04" West 279.84 feet, South 02° 16' 20" West 218.19 feet, South 17° 47' 59" West 94.45 feet, South 01° 32' 08" West 83.70 feet, South 29° 44' 24" West 113.48 feet, South 21° 52' 07" East 190.64 feet, South 27° 33' 25" West 290.28 feet, and South 13° 50' 47" West 52.81 feet to a point on the South line of the N 1/2 NW 1/4 SE 1/4 of said Section 23, said point being South 89° 23' 30" East 1,047.38 feet from the C-N-S 1/64 corner of said Section 23.

EXCEPT any portion of said easement lying within the boundaries of the parcel first above described, AND EXCEPT any portion of said easement lying within the Winema National Forest.

CODE 008 MAP 3509-02300 TL 06200 KEY #251890

CODE 008 MAP 3509-023D0 TL 06200 KEY #253969