



2020-000799  
Klamath County, Oregon  
01/21/2020 03:03:01 PM  
Fee: \$117.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James R. Bauersfeld and Christine R. Bauersfeld,  
Trustees, or their successors in interest, of the James R.  
Bauersfeld and Christine R. Bauersfeld Living Trust  
dated March 9, 2016 and any amendments thereto

10950 Carney Lane  
Red Bluff, CA 96080

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

James R. Bauersfeld and Christine R. Bauersfeld,  
Trustees, or their successors in interest, of the James R.  
Bauersfeld and Christine R. Bauersfeld Living Trust  
dated March 9, 2016 and any amendments thereto

Same as above

File No. 340033AM

### STATUTORY WARRANTY DEED

**MARILYN KRONENBERGER, KIM KRONENBERGER, MICHAEL KRONENBERGER, PAUL KRONENBERGER, JUDY KRONENBERGER, GAIL KRONENBERGER WHO ACQUIRED TITLE AS GAIL KRONENBERGER, JOHN VINCENT KRONENBERGER, and ALISON RENE KRONENBERGER, WHO ACQUIRED TITLE AS ALLISON RENE KRONENBERGER,**

Grantor(s), hereby convey and warrant to

**James R. Bauersfeld and Christine R. Bauersfeld, Trustees, or their successors in interest, of the James R. Bauersfeld and Christine R. Bauersfeld Living Trust dated March 9, 2016 and any amendments thereto**  
Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**See Attached Exhibit 'A'**

**Subject to the interest of Nicholas Vernon Hood, Deceased as to parcel 1**

The true and actual consideration for this conveyance is \$700,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

117 + 5  
122

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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Date: \_\_\_\_\_  
Michael Kronenberger

by: \_\_\_\_\_  
Paul Kronenberger, his attorney in fact

\_\_\_\_\_  
Date: \_\_\_\_\_  
Kim Kronenberger

by: \_\_\_\_\_  
Paul Kronenberger, her attorney in fact

Paul Kronenberger

  
John Vincent Kronenberger

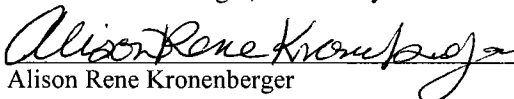
\_\_\_\_\_  
Date: \_\_\_\_\_  
Judy Kronenberger

By: \_\_\_\_\_  
Gail Kronenberger, her attorney in fact

\_\_\_\_\_  
Gael Kronenberger

\_\_\_\_\_  
Date: \_\_\_\_\_  
Marilyn Kronenberger

By: \_\_\_\_\_  
Paul Kronenberger, her attorney in fact

  
Alison Rene Kronenberger

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 9 day of JANUARY, 2020.

MICHAEL KRONENBERGER 1/9/2020  
Michael Kronenberger

by: Paul Kronenberger HIS ATTORNEY IN FACT  
Paul Kronenberger, his attorney in fact

KIM KRONENBERGER 1/9/2020  
Kim Kronenberger

by: Paul Kronenberger HER ATTORNEY IN FACT  
Paul Kronenberger, her attorney in fact

Paul Kronenberger  
Paul Kronenberger

\_\_\_\_\_  
John Vincent Kronenberger

\_\_\_\_\_  
Judy Kronenberger

By: \_\_\_\_\_  
Gail Kronenberger, her attorney in fact

\_\_\_\_\_  
Gael Kronenberger

MARILYN KRONENBERGER 1/9/2020  
Marilyn Kronenberger

By: Paul Kronenberger HER ATTORNEY IN FACT  
Paul Kronenberger, her attorney in fact

\_\_\_\_\_  
Allison Rene Kronenberger

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_ day of December, 2019, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Paul Kronenberger for himself and as attorney in fact for Marilyn Kronenberger, Kim Kronenberger and Michael Kronenberger, 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of Oregon } ss  
County of Klamath }

On this 10 day of January 2020, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared John Vincent Kronenberger, 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.

Lisa Legget Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/1/2023



State of Oregon } ss  
County of Klamath }

On this 10 day of January 2020, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Alison Rene Kronenbeger, 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.

Lisa Legget Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/1/2023

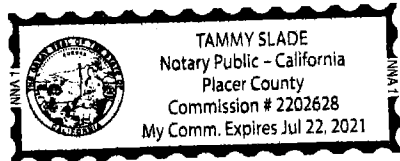


Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

State of California } ss  
County of Placer }

On this 9 day of ~~December~~ January 2020, before me, Tammy Slade a Notary Public in and for said state, personally appeared Paul Kronenberger for himself and as attorney in fact for Marilyn Kronenberger, Kim Kronenberger and Michael Kronenberger, 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.

Tammy Slade  
Notary Public for the State of California  
Residing at: Placer CA  
Commission Expires: 7/22/21



State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_ day of December, 2019, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared John Vincent Kronenberger, 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_ day of December, 2019, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Allison Rene Kronenbeger, 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Michael Kronenberger

by: \_\_\_\_\_  
Paul Kronenberger, his attorney in fact

\_\_\_\_\_  
Kim Kronenberger

by: \_\_\_\_\_  
Paul Kronenberger, her attorney in fact

\_\_\_\_\_  
Paul Kronenberger

\_\_\_\_\_  
John Vincent Kronenberger

*Judy Kronenberger* Date: *1/13/2020*  
Judy Kronenberger

By: *Mai Kronenberger* her attorney in fact  
Gael Kronenberger, her attorney in fact

*Gael Kronenberger*  
Gael Kronenberger

\_\_\_\_\_  
Marilyn Kronenberger

By: \_\_\_\_\_  
Paul Kronenberger, her attorney in fact

\_\_\_\_\_  
Allison Rene Kronenberger

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_ day of December, 2019, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Paul Kronenberger for himself and as attorney in fact for Marilyn Kronenberger, Kim Kronenberger and Michael Kronenberger, 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_ day of December, 2019, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared John Vincent Kronenberger, 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_ day of December, 2019, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Allison Rene Kronenberger, 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
State of Connecticut } ss  
County of Hartford }



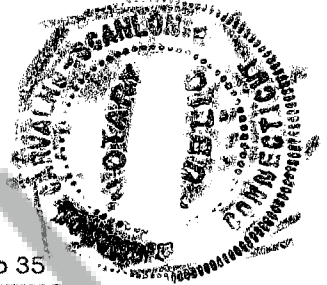
Escrow No. 340033AM <sup>January 2020</sup>

On this <sup>13</sup> day of ~~December~~ <sup>January</sup>, ~~2019~~ <sup>2020</sup>, before me, Sharon Scanlon, a Notary Public in and for said state, personally appeared Gael Kronenberger for himself and for Judy Kronenberger as her attorney in fact, 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.

Sharon Carvalho Scanlon  
Notary Public for the State of Connecticut  
Residing at: Marble Ridge, Ct.  
Commission Expires: 12-31-2021

SHARON CARVALHO SCANLON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES DEC. 31, 2021



PARCEL 1:

S 1/2 NE 1/4 of Section 28, and the E 1/2 NE 1/4 of Section 33, in Township 35 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion thereof lying within the boundaries of Ivory Pines Road.

PARCEL 2:

The SE 1/4 of Section 28, the E 1/2 W 1/2 NE 1/4 of Section 33, the W 1/2 of the NW 1/4 of Section 34, all in Township 35 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion thereof lying within the boundaries of Ivory Pines Road.

PARCEL 3:

The W 1/2 W 1/2 NE 1/4 of Section 33, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Unofficial Copy