



THIS SPACE RESERVED FOR

2020-006416
Klamath County, Oregon
05/26/2020 09:43:15 AM
Fee: \$87.00

Russel J. Bustos

Same as below

Grantor's Name and Address

Russel J. Bustos and Leslie A. Bustos

32723 Transformer Rd

Malin, OR 97632

Grantee's Name and Address

After recording return to:

Russel J. Bustos and Leslie A. Bustos

32723 Transformer Rd

Malin, OR 97632

Until a change is requested all tax statements

shall be sent to the following address:

Russel J. Bustos and Leslie A. Bustos

32723 Transformer Rd

Malin, OR 97632

File No. 360240AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Russel J. Bustos,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Russel J. Bustos and Leslie A. Bustos, as tenants by the entirety,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

PARCEL 1

The NE1/4 NE1/4 of Section 3, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion thereof that may lie within Parcel 1 of Land Partition 28-03.

ALSO EXCEPTING THEREFROM that portion thereof conveyed to Bill Joe Graham and Carol L. Graham, husband and wife, by deed recorded May 25, 1979 in Volume M79, page 12060, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the NE1/4 NE1/4 of said Section 3; thence North 00° 24' 17" West 68.58 feet to the Westerly extension of buried Malin Irrigation District pipeline; thence generally along said pipeline, North 88° 28' 50" East 630.58 feet; thence South 00° 25' 51" East 81.04 feet to the South line of said NE NE; thence South 89° 36' 48" West 630.45 feet to the point of beginning.

PARCEL 2

The E1/2 SE1/4 NE1/4 and that portion of the W1/2 SE1/4 NE1/4 conveyed to Roy Kunz and Violette N. Kunz by deed recorded May 25, 1979 in Volume M79, page 12062, Microfilm Records of Klamath County, Oregon, described as follows:

The East 35.4 feet of W1/2 SE1/4 NE1/4 of Section 3, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING therefrom that portion lying within the County Road. (Transformer Road)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to convey title .

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

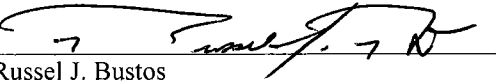
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

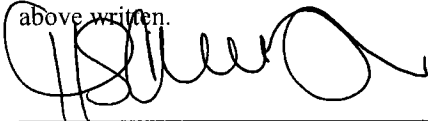
In Witness Whereof, the grantor has executed this instrument this 20 day of May 2020; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

(X) 
Russel J. Bustos

State of Oregon } ss
County of Klamath }

On this 20 day of May, 2020, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Russel J Bustos, 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 Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

