

2020-016942

Klamath County, Oregon



00271405202000169420020026

12/29/2020 09:47:27 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:  
Mika N. Blain – Blain Law, LLC  
729 Pacific Terrace  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:  
Alden G. Goebel  
2028 Manzanita Street  
Klamath Falls OR 97601

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### BARGAIN AND SALE DEED

Pelican Bluff, LLC, an Oregon Limited Liability Company, Grantor, conveys unto Alden G. Goebel, Grantee, its interest in the following-described parcel of real property situate in Klamath County, Oregon:

A portion of Block 41 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, more particularly described as follows, to wit: Beginning at the Northwestern corner of said Block 41 of HILLSIDE ADDITION; thence South 21° 14' East, along the westerly line of said Block 41, a distance of 160.00 feet; thence north 68° 46' East, parallel with Manzanita Street, a distance of 50.0 feet; thence north 21° 14' West, at right angles to Manzanita Street, a distance of 10.0 feet; thence North 68° 46' East, parallel with Manzanita Street, a distance of 17.0 feet; thence North 21° 14' West, at right angles to Manzanita Street, a distance of 150.0 feet to the Southeasterly line of Manzanita Street; thence South 68° 46' West, along said southeasterly line of Manzanita Street, a distance of 67.0 feet to the point of beginning.

Klamath County Assessor's Tax Lot No. R-3809-028BD-05000,  
Property ID Number R217900

More commonly referred to as: 2028 Manzanita Street, Klamath Falls,  
Oregon 97601

This Deed is made for estate planning purposes and no consideration stated in dollars has been paid. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 24<sup>th</sup> day of December 2020.

PELICAN BLUFF, LLC

By: [Signature]  
Todd M. Goebel, Member

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 24<sup>th</sup> day of December 2020, by Todd M. Goebel, in his capacity as a Member of Pelican Bluff, LLC.



[Signature]  
Notary Public for Oregon  
My Commission Expires: 11/05/2021