



THIS SPACE RESERVED FOR RE

2020-017080

Klamath County, Oregon

12/31/2020 10:15:01 AM

Fee: \$87.00

Joakim Ryden

1001 Swan Lake Road

Klamath Falls, OR 97603

Grantor's Name and Address

Deborah Tobin and Moriah Tobin

1001 Swan Lake Road

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Deborah Tobin and Moriah Tobin

1001 Swan Lake Road

Klamath Falls, OR 97603

Until a change is requested all tax statements

shall be sent to the following address:

Deborah Tobin and Moriah Tobin

1001 Swan Lake Road

Klamath Falls, OR 97603

File No. 389301AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Joakim Ryden,

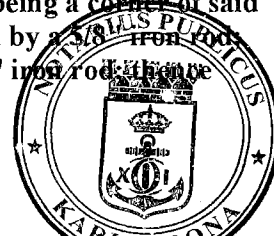
hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Deborah Tobin and Moriah Tobin, not as tenants in common, but with rights of survivorship,

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:

A parcel of land situated in the SE 1/4 of Section 23 and the SW 1/4 of Section 24 and the N 1/2 of Section 25, and the N 1/2 of Section 26, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; as shown in the Recorded Survey No. 2650 on file in the office of the County Surveyor of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Easterly right-of-way line of Swan Lake Road being a corner of said parcel from which the section corner common to Sections 23, 24 25 and 26, marked by a 5/8" iron rod, then bears North 51°02' East, 1132.2 feet; thence North 65°46' East, 660.00 feet to a 5/8" iron rod; thence



parallel to the said right-of-way line North 24°14' West, 803.37 feet to a 5/8" iron rod; thence North 65°46' East 660.00 feet to a 5/8" iron rod; thence parallel to the said right-of-way line South 24°14' East 2092.77 feet to a 5/8" iron rod; thence South 65°46' West, 1320.00 feet to a 5/8" iron rod on the said right-of-way line; thence North 24°14' West 1289.40 feet, along the said right-of-way line, to the point of beginning. The basis of bearing is a Solar observation.

The true and actual consideration paid for this transfer, stated in terms of dollars, is fulfillment of contract

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.

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.

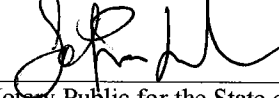
In Witness Whereof, the grantor has executed this instrument this 28 day of October, 2020, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Joakim Ryden

State of Sweden } ss
County of Blekinge }

On this 28 day of October, 2020, before me, Sofia Jacobsson a Notary Public in and for said state, personally appeared Joakim Ryden, 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.


Advokat
Sofia Jacobsson
Notary Public for the State of Sweden
Residing at: Karlskrona, Sweden
Commission Expires: Indefinitely

