



THIS SPACE RESERVED FOR

2021-003926

Klamath County, Oregon

03/16/2021 01:17:00 PM

Fee: \$92.00

Nathaniel J. Johnson

4611 Cross Rd.

Klamath Falls, OR. 97603

Grantor's Name and Address

Nathaniel J. Johnson and Kyanna M. Johnson

4611 Cross Rd.

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Nathaniel J. Johnson and Kyanna M. Johnson

4611 Cross Rd.

Klamath Falls, OR 97603

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

Nathaniel J. Johnson and Kyanna M. Johnson

4611 Cross Rd.

Klamath Falls, OR 97603

File No. 430638AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Nathaniel J. Johnson,

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

Nathaniel J. Johnson and Kyanna M. Johnson, husband and wife,

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:

See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

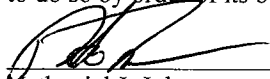
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

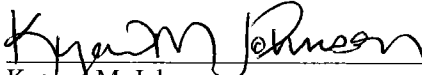
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

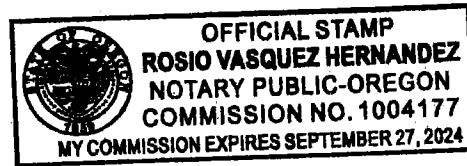
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 11 day of March, 2021; 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.


Nathaniel J. Johnson

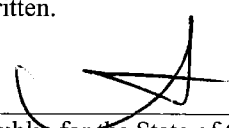

Kyanna M. Johnson

State of Oregon } ss
County of Klamath }



On this 11th day of March, 2021, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Nathaniel J. Johnson, 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 County

Commission Expires: Sept 27, 2024

EXHIBIT 'A'

A portion of the SW1/4 SE1/4 SW1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of the SE1/4 of the SW1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North along the West boundary of said SE1/4 of the SW1/4, 30.00 feet to the North boundary of Cross Road; thence Easterly, along said road boundary 30.00 feet to the true point of beginning; thence Easterly, along said road boundary 290.40 feet; thence North parallel with the West boundary of the SE1/4 of the SW1/4 of Section 2, 300.00 feet; thence Westerly, parallel with Cross Road, 290.40 feet; thence South, parallel with the West boundary of the SE1/4 of the SW1/4 of Section 2, 300.00 feet to the true point of beginning.

ALSO an easement for irrigation pipeline purposes over and across the following described tract: commencing at the Southwest corner of the SE1/4 of the SW1/4 of said Section 2, thence North along the West boundary of said SE1/4 of the SW1/4, 30.00 feet to the true point of beginning; thence Easterly along the North boundary of Cross Road, 30.00 feet; thence North, parallel with the West boundary of the SE1/4 of the SW1/4 10.00 feet; thence Westerly, parallel with Cross Road 30.00 feet to the West boundary of the SE1/4 of the SW1/4; thence South, along said West boundary 10.00 feet to the true point of beginning.