

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

5400 SW Meadows Road, Suite 100  
Lake Oswego, OR 97035

**GRANTOR'S NAME:**

Leslie W Bridwell

**GRANTEE'S NAME:**

Brandon Bridwell

**AFTER RECORDING RETURN TO:**

Brandon Bridwell  
139716 Dorothy Lane  
Crescent Lake, OR 97733

**SEND TAX STATEMENTS TO:**

Brandon Bridwell  
139716 Dorothy Lane  
Crescent Lake, OR 97733

139716 Dorothy Lane, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

**Leslie W Bridwell**, Grantor, conveys to **Brandon Bridwell**, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance No Dollars And No/100 Dollars **(\$0.00)**. (See 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, 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.

92

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

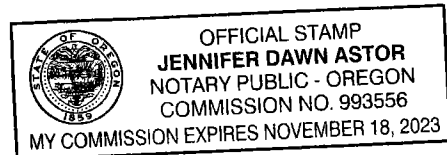
Dated: March 12, 2021  
Leslie W. Bridwell  
Leslie W Bridwell

State of Oregon  
County of Clatsamas

This instrument was acknowledged before me on 3/12/21 - by Leslie W Bridwell.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 11/18/23



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the NW1/4 of SE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron rod on the East line of the SE1/4 of NW1/4 of SE1/4 of Section 18, said iron rod being South thereon a distance of 1,200.00 feet from an iron rod marking the Southeast corner of SE1/4 SW1/4 NE1/4 of Section 18; thence West a distance of 226.0 feet, more or less, to an iron rod; thence West along this line a distance of 34.0 feet, more or less to the edge of a marsh; thence continuing West along this line a distance of 30.0 feet, more or less, to the margin of Crescent Creek; thence West along this line a distance of 20.0 feet, more or less, to the centerline of said creek; thence Northerly along said centerline to the intersection of said centerline with a line running East parallel to and 120.0 feet, more or less, North of the line of beginning; thence East along this line a distance of 15.0 feet, more or less, to the margin of Crescent Creek; thence continuing East along this line a distance of 30.0 feet, more or less to the edge of a marsh; thence continuing East along this line a distance of 19.0 feet, more or less, to an iron rod; thence continuing East along this line a distance of 272.10 feet, more or less to an iron rod situated on the East line of the SE1/4 NW1/4 SE1/4 of Section 18; thence South along this line a distance of 120.0 feet to the point of beginning.