



THIS SPACE RESERVED FOR

2021-013974
Klamath County, Oregon
09/15/2021 10:02:01 AM
Fee: \$92.00

Jonathan T. Bauer

4304 Denver Ave.

Klamath Falls, OR 97603

Grantor's Name and Address

Jonathan Todd Bauer and Jennifer Bauer

4304 Denver Ave.

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Jonathan Todd Bauer and Jennifer Bauer

4304 Denver Ave.

Klamath Falls, OR 97603

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

Jonathan Todd Bauer and Jennifer Bauer

4304 Denver Ave.

Klamath Falls, OR 97603

File No. 481278AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Jonathan T. Bauer,

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

Jonathan Todd Bauer and Jennifer Bauer, 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:

"Please see attached Exhibit "A"

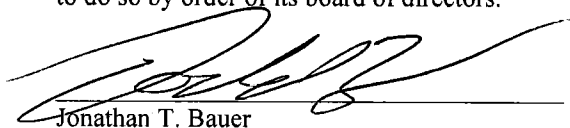
The true consideration for this conveyance is To convey title.

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 10 day of September, 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.


Jonathan T. Bauer

State of Oregon } ss
County of Klamath }

On this 10 day of September, 2021, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Jonathan T. Bauer, 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: 3/15/22

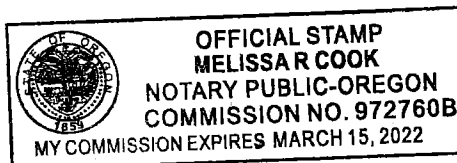


EXHIBIT "A"

Parcel 1:

A piece or parcel of land situate in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Beginning at a 5/8 inch aluminum capped monument on the South boundary of Denver Avenue from which the monument marking the Northwest corner of Section 11, Township 39 South, Range 9 E.W.M., bears South 89°, 58'50" West 342.6 feet and North 0°13'30" West 1692.5 feet distant (Said point being also on the West line of that tract of land conveyed at page 622, Volume 298 of Deed Records of Klamath County, Oregon as surveyed on the ground); thence North 89°58'50" East along the South boundary of Denver Avenue 110.0 feet to a 5/8 inch aluminum capped monument; thence South 0°15'30" East 90.0 feet to a 5/8 inch aluminum capped monument; thence South 89°58'50" West 110.25 feet to a 5/8 inch/aluminum capped monument; thence North 0°07' West 90.0 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Denver Avenue right of way.

Parcel 2:

A piece or parcel of land situate in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Beginning at a 5/8 inch/aluminum capped monument from which the monument marking the Northwest corner of Section 11, Township 39 South, Range 9 East, Willamette Meridian bears North 0°07' West 90.0 feet, South 89°58'50" West 342.6 feet and North 0°13'30" West 1692.5 feet distant; thence North 89°58'50" East 110.25 feet to a 5/8 inch aluminum capped monument; thence South 0°15'30" East 212.2 feet to a point; thence South 89°56'20" West 110.8 feet to a 1/2" iron pin monument; thence North 0°07' West 212.3 feet to the point of beginning.