

2021-018390

Klamath County, Oregon



00292285202100183900040040

12/13/2021 10:51:25 AM

Fee: \$97.00

Recording requested by  
and when recorded mail original to:

KEITH D. GOODE  
7250 Sweet Ola Hiway  
Sweet, ID 83670

GRANTOR'S NAMES AND ADDRESS

EILEEN M. GIBBONS  
35 Promontory Point  
Reno, NV 89519

GRANTEE'S NAMES AND ADDRESS

TERRY SCHAFFER  
21571 State Rt 676  
Marietta, OH 45750

JASON SCHAFFER  
5560 Pranz Place  
Eugene, OR 97402-10568

Mail tax statements to:

KEITH D. GOODE  
7250 Sweet Ola Hiway  
Sweet, ID 83670

***BARGAIN AND SALE DEED***

EILEEN M. GIBBONS, a married woman, holding title as her some and separate property, hereinafter referred to as Grantor, coveys to TERRY SCHAFFER, a married man, as his sole and separate property, and JASON SCHAFFER, a single man, as his sole and separate property, as tenants in common, hereinafter referred to as Grantee, all of Grantor's one-third right, title and interest in and to the following described real property situated in the County of Klamath, State of Oregon, to-wit:

**For description of premises see Exhibit A attached hereto**


As to the other 2/3rds, resulting from this Deed, 1/3<sup>rd</sup> of the property described herein is owned by Keith D. Goode, 1/3<sup>rd</sup> by TERRY SCHAFFER, and 1/3<sup>rd</sup> by JASON SCHAFFER.

**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**

Stephen Goode  
Returned at Counter

**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 195.30S TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

Dated: December 11, 2021

  
EILEEN M. GIBBONS,

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

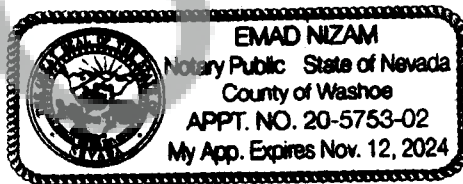
State of Nevada )  
County of Washoe )

On December 11<sup>th</sup>, 2021, before me, Eileen M. Gibbons, a Notary Public, personally appeared EILEEN GIBBONS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



## EXHIBIT "A"

### PARCEL 1:

All of blocks 9, 10, 11, 12, 24, 25, and 26 in Ewauna Park according to the Plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Saving and excepting any portion located in the Southside By-Pass (also known as Southside Expressway and Highway 140). More particularly described as follows: Beginning at a point on the Easterly right of way of Tingley Lane (also known as Manzanita Way and Old Highway 97) and the South right of way line of Poplar Street continue a distance to the northeast to a point on the Easterly right of way of Tingley Lane and the South East corner at the Southside By-Pass (or Expressway), thence continue on the Southwest right of way of the Southside Bypass to a point at the West side of the Southside By-Pass and the South right of way line of Poplar Street; thence along the southern right of way of Poplar Street to point of beginning.

(APN: 3909-009C0-00602)

### PARCEL 2:

That tract of land situated in the E $\frac{1}{2}$ NW $\frac{1}{4}$ , Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying northeasterly of the Southern Pacific Railroad right-of-way and lying westerly of the Southside By-pass.

(APN: 3909-01680-00100)

### PARCEL 3:

That tract of land situated in and that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon lying easterly of the Southern Pacific Railroad right-of-way and lying Westerly of the Southside By-Pass.

SUBJECT TO: Reservations and restrictions of record and /or liens for irrigation and/or drainage.

(APN: 3909-01600-00201)