



03/21/2022 01:13:48 PM

Fee: \$152.00

After recording, please return to:

Mika N. Blain
Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

Send tax statements to:

Barbara S. Kaufman
1295 32nd Street SW
Pine River MN 56474

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed on the dates set forth below by Ronald G. Bockelman Jr, Connie Lyn Jones, Kathryn Shellito, and Kenneth Bockelman, the heirs and devisees of Barbara K. Barry, as to a one-fifth interest; Steven Morgan Jr., Shawn Morgan, Scott Morgan, and Spencer Morgan, the heirs and devisees of Valerie J. Morgan, as to a one-fifth interest; Martha L. Loomis, as to a one-fifth interest; and Deborah R. Williams, the heir and devisee of Ralph L. Williams, as to a one-fifth interest; collectively Grantors, who convey to Barbara S. Kaufman, Grantee, their interests in the real property in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

More commonly referred to as 29559 Wood Chuck Lane, Bonanza, Oregon 97623.

Klamath County Assessor Parcel No. R-3711-03200-01900 and Tax Account Nos. 582792 and 807737.

The true and actual consideration for this transfer is \$43,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

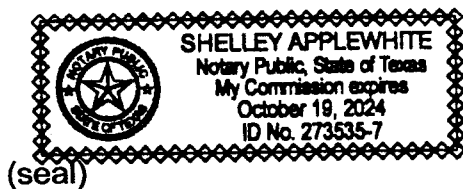
IN WITNESS WHEREOF, said Grantors have executed this instrument on the dates set forth next to their names.

Martha L. Loomis
Martha L. Loomis

STATE OF TEXAS, County of Kerr ss.

Before me, Martha L. Loomis, on this day personally appeared Martha L. Loomis, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

2021 Given under my hand and official seal this 14 day of January.



Shelley Applewhite
Notary Public for Texas
My Commission Expires: 10-19-24

After recording, return to: Brandsness, Brandsness & Rudd, P.C. Attorneys at Law 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Barbara S. Kaufman 1295 32 nd Street SW Pine River, MN 56474

Grantor:
 Ronald G. Bockelman, Jr.
 4616 Peck Drive
 Klamath Falls, OR 97603

Grantee:
 Barbara S. Kaufman
 1295 32nd Street SW
 Pine River, MN 56474

BARGAIN AND SALE DEED

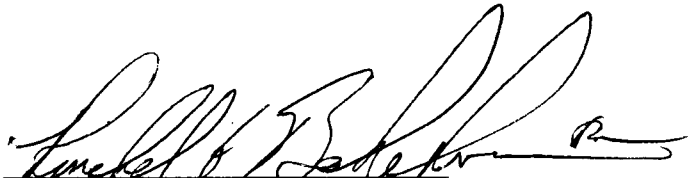
Ronald G. Bockelman, Jr., Grantor, conveys to, Barbara S. Kaufman, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The NE ¼ of the SE ¼ of the SE ¼ of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, and the East 100 feet of the NW ¼ of the SE ¼ of the SE ¼ of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, and the North 100 feet of the SE ¼ of the SE ¼ of the SE ¼ of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, and the East 150 feet of the South 30 feet of the SW ¼ of the SE ¼ of the SE ¼ of the SE ¼ of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, all in Klamath County, Oregon.

The true and actual consideration for this transfer is to convey fee title, however, this deed shall not be construed as to terminate that certain water rights agreement recorded at Volume M04, Page 65572 in the real property records for Klamath County.

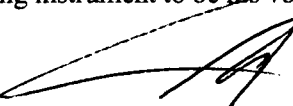
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

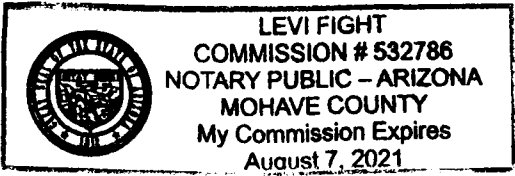
DATED this 8th day of March, 2021.

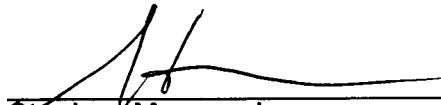

 Ronald G. Bockelman, Jr., Grantor

STATE OF ARIZONA)
) ss.
 County of Mo h a v e)

Personally appeared before me this 8th day of March, 2021, the above-named Ronald G. Bockelman, Jr., Grantor, and acknowledged the foregoing instrument to be his ~~voluntary~~ act.

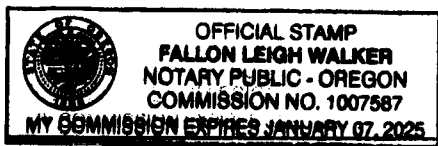

 Notary Public for Arizona
 My Commission expires: 08/07/2021




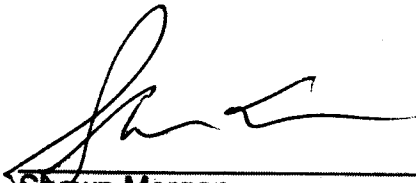

Stephen Morgan Jr.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on this 27 day of
January, 2021, by Stephen Morgan Jr.




Notary Public for Oregon
My Commission Expires: January 07, 2025



Shawn Morgan

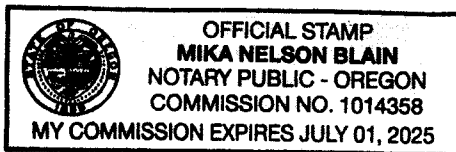
STATE OF OREGON, County of Klamath) ss.

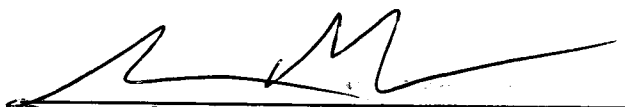
This instrument was acknowledged before me on this 10th day of February
2022 by Shawn Morgan.



Notary Public for Oregon

My Commission Expires: 07/01/2025






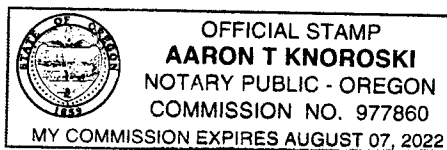
Spencer Morgan

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on this 29 day of January,
2021, by Spencer Morgan.



Notary Public for Oregon
My Commission Expires: 8/7/2022



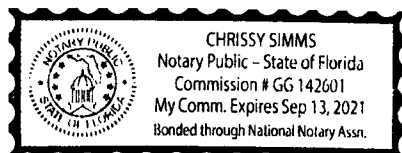
Connie Lyn Jones
Connie Lyn Jones

STATE OF FLORIDA, County of Citrus, ss.


The foregoing instrument was acknowledged before me this 1st day of March, 20 21, by Connie Lyn Jones.

Chrissy Simms
Notary Public for Florida
My Commission Expires: Sep 13, 2021

(seal)

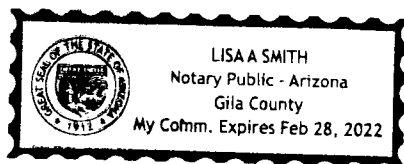



Personally Known _____ OR Produced Identification ✓
Type of Identification Produced Florida Driver License


Kenneth Bockelman

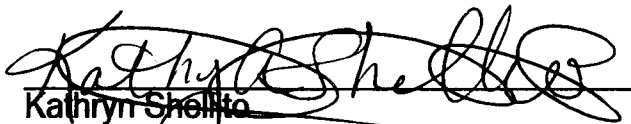
STATE OF ARIZONA, County of Gila ss.

The foregoing instrument was acknowledged before me this 9th day of March, 2021, by Kenneth Bockelman.




Notary Public for Arizona
My Commission Expires: _____

(seal)


Kathryn Shellito

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 CALIFORNIA, County of Riverside) ss.

This instrument was subscribed and sworn to before me on this 9th day of March, 2021, by Kathryn Shellito, proved to me on the basis of satisfactory evidence to be the person who appeared before me.




Notary Public for California
My Commission Expires: 02/05/2023

Scott Morgan 11/7/2021

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 CALIFORNIA, County of _____) ss.

This instrument was subscribed and sworn to before me on this _____ day of _____, 20__, by Scott Morgan, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

See Attached
Jurat

Notary Public for California
My Commission Expires: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT**GOVERNMENT CODE § 8202**

- ☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

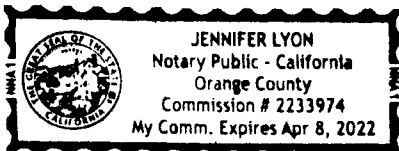
Signature of Document Signer No. 2 (if any)

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 California

County of Riverside

Subscribed and sworn to (or affirmed) before me

on this 7th day of November, 2021,
by Date Month Year(1) Scott Morgan(and (2) N/A),
*Name(s) of Signer(s)*proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.Signature Jennifer Lyon
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

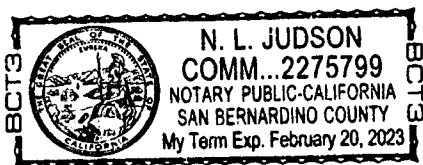
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Deborah R. Williams
Deborah R. Williams

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 CALIFORNIA, County of San Bernardino ss.

This instrument was subscribed and sworn to before me on this 23 day of January, 2021, by Deborah R. Williams, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



[Signature]
Notary Public for California
My Commission Expires: 02/20/2023

TA38-16217

54415

WARRANTY DEED

Vol. 778

Page 19494

KNOW ALL MEN BY THESE PRESENTS, That Marion Aileen Williams

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard F. Gruber and Marion Williams Gruber, husband & wife, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 37 South, Range 11 East, Willamette and the East 100 feet of the Northwest 1/4 of the SE 1/4 of the SE 1/4 of Sec. 32, T37S, R11E.W.M., and the N 100 feet of the SE 1/4 of the SE 1/4 of the SE 1/4 of Sec. 32, T37S, R11E.W.M. and the East 165 feet of the South 30 feet of the Southwest 1/4 of the SE 1/4 of the SE 1/4 of Sec. 32, T37S, R11E.W.M., all in Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances as joint tenants with the right of survivorship

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ device

the whole of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See OHS 93.010.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of September, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, file corporate seal)

Marion Aileen Williams

STATE OF OREGON

County of Klamath } ss.
September 1, 1978

Personally appeared the above named
Marion Aileen Williams

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5-19-81

STATE OF OREGON, County of Klamath

Personally appeared

and each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON.

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of September, 1978, at 4:00 o'clock P.M., and recorded in book M78 on page 19494 or as file/reel number 54415

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
By Richard Shillock Recording Officer
Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Also recording return to:

U.S. 2012
74 C. B. P. A. C.

NAME, ADDRESS, ZIP

Do not change or request all fee statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDERS USE

KNOW ALL MEN BY THESE PRESENTS, That Marion Aileen Williams

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard F. Gruver and Marion W. Gruver, husband & wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, and the East 100 feet of the Northwest $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Sec. 32, T37S, R11EWM, and the North 100 feet of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Sec. 32, T37S, R11EWM, and the East 150 feet of the South 30 feet of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 32, T37S, R11EWM, all in Klamath County, Oregon.

This deed is executed to correct that certain deed wherein Marion Aileen Williams is Grantor and Richard F. Gruver and Marion W. Gruver are Grantees, conveying the above-described property, dated September 1, 1978, and recorded in Book M78 on page 19494, in the records of the Klamath County Court. The deed is changing the East 165 feet of the South 30 feet of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 32, T37S, R11EWM, to read the East 150 feet of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 32, T37S, R11EWM.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, as joint tenants with the rights of survivorship.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ devoid. However, the actual consideration consists of or includes other property or value given or promised which is not consideration (indicate which) 0.

In witnessing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 8 day of August, 1980.

Marion Aileen Williams
aka Marion W. Gruver

STATE OF OREGON, County of Klamath, Personally appeared the above named MARION AILEEN WILLIAMS,

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: D. D. Milne

Notary Public for Oregon.
My commission expires 7-30-81

NOTE: The notary between the symbols @, if not applicable, should be deleted. See Chapter 402, Oregon Laws 1967, as amended by the 1977 Special Session.

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
NAME AND ADDRESS OF PERSON TO WHOM COPIES OF THIS DEED ARE TO BE SENT
NAME AND ADDRESS OF PERSON TO WHOM COPIES OF THIS DEED ARE TO BE SENT
NAME AND ADDRESS OF PERSON TO WHOM COPIES OF THIS DEED ARE TO BE SENT
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NAME AND ADDRESS OF PERSON TO WHOM COPIES OF THIS DEED ARE TO BE SENT

SPACE RESERVED FOR RECORDS USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of August, 1980, at 1:40 o'clock P.M., and recorded in book/real/volume No. M80 on page 1267, or as document/loc/file/instrument/microfilm No. 88003. Record of Deeds of said county. In Witness my hand and seal of County aforesaid.

D. D. Milne
By Berntha H. Hetch Deputy

Fee \$3.50

This instrument was
to correct previous deed—
legals are off quite a bit.

03200 -

Legal - SE4 SE4
EXCEPT
(all TEs marked X)

1900
11.88 AC.

800° 30' 30" E

1300
4.24 AC.

SEE CS 2506
661.48

300° 35' 57"E

1902
8.59 AC.

1700
4.24 AC.

190L
1.00 AC /
280.67

1800 X
3.24 AC.

POR. /
PARCEL

1500 X
1.47 AC

Xine
and
M89-
2502

and
New York
over 1800 + 80
32 for 19

1801 X
1.00 AC

SEE MAP 38 11 05A

access
sent
(stillborn by
Gruver)

976-20997
incd by 979-13753

Still owned by Gruber 110474

res Examinants for access to 1800
remaining and for access is over \$30'
7 let 21, BIK 28, KFFE, May 66 Unit, Plat No. 2,
now Pels 1 + 2 of LP. 47-02.

Ameri Title

THIS SKETCH IS MADE SOLELY FOR THE
PURPOSE OF ASSISTING IN LOCATING
CERTAIN PREMISES AND NO LIABILITY IS
ASSUMED FOR VARIATIONS IF ANY, IN
DIMENSIONS AND LOCATIONS ASCERTAINED
BY ACTUAL SURVEY

N