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 2022-003440 Klamath County, Oregon

03/21/2022 01:13:48 PM

00297248202200034400150157

Fee: \$152.00

# 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

BARGAIN AND SALE DEED - Page 1

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 planes.

### 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<sup>nd</sup> Street SW

Pine River, MN 56474

#### **Grantor:**

Ronald G. Bockelman, Jr.

4616 Peck Drive

Klamath Falls, OR 97603

#### Grantee:

Barbara S. Kaufman

1295 32<sup>nd</sup> 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 1/4 of the SE 1/4 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 1/4 of the SE 1/4 of the SE 1/4 of the SE 1/4 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 8<sup>th</sup>day of March, 2021.

Ronald G. Bockelman, Jr., Grantor

STATE OF ARIZONA )

) ss.

County of Mohaur

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: 08/07/702 (

**LEVI FIGHT COMMISSION # 532786** OTARY PUBLIC - ARIZONA MOHAVE COUNTY My Commission Expires August 7, 2021

Stephen Morgan Jr.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on this 27 day of

Savusin, 2021, by Stephen Morgan Jr.

OFFICIAL STAMP
FALLON LEIGH WALKER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1007587
MY GOMMISSION EXPIRES JANUARY 07, 2025

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

Shawn Morgan

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on this 10 day of February 2023 by Shawn Morgan.

Notary Public for Oregon My Commission Expires: 07/01

Spencer Morgan

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on this 29 day of 12021, by Spencer Morgan.

Notary Public for Oregon My Commission Expires:

217/2022

OFFICIAL STAMP

AARON T KNOROSKI

NOTARY PUBLIC - OREGON
COMMISSION NO. 977860

MY COMMISSION EXPIRES AUGUST 07, 2022

Connie Lyn Jones  Consie Lyn Jones
STATE OF FLORIDA, County of
Notary Public for Florida My Commission Expires: Sep 13, 206
CHRISSY SIMMS Notary Public – State of Florida Commission # GG 142601 My Comm. Expires Sep 13, 2021 Bonded through National Notary Assn.

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

Kenneth Bockelman	
STATE OF ARIZONA, County of ss.  The foregoing instrument was acknowledged before me this day of, 20 21, by Kenneth Bockelman.	
LISA A SMITH Notary Public - Arizona Gila County My Comm. Expires Feb 28, 2022  Notary Public for Arizona My Commission Expires:	



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 <u>Riversido</u>) ss.

This instrument was subscribed and sworn to before me on this <a href="#">9th</a> day of <a href="#">Mawcn -</a>, 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: 02/05/12023

Scott Morgan	
A notary public or other officer completic identity of the individual who signed the attached, and not the truthfulness, accur	document to which this certificate is
STATE OF CALIFORNIA, County of	) ss.
This instrument was subscribed and , 20_, by Scott Morgan, prove to be the person who appeared before me.	d sworn to before me on this day oned to me on the basis of satisfactory evidence
See Attached	Notary Public for California My Commission Expires:

CALIFORNIA JURAT WITH AFFIANT STATEM	<del>-</del>
<ul> <li>✓ See Attached Document (Notary to cross out line</li> <li>□ See Statement Below (Lines 1–6 to be completed</li> </ul>	
Signature of Document Signer No. 1	Signature of Document Signer No. 2 (if any)
A notary public or other officer completing this certificate document to which this certificate is attached, and not the	e verifies only the identity of the individual who signed the truthfulness, accuracy, or validity of that document.
State of California County of Riverside	Subscribed and sworn to (or affirmed) before me
County of NIVEYSICE	on this 7th day of November, 2021 by Date Month Year
	(1) Scott Morgan  (and (2) N/A
<b>}</b>	(and (2) N/A Name(s) of Signer(s)
JENNIFER LYON Notary Public - California Orange County Commission # 2233974 My Comm. Expires Apr 8, 2022	proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
	Signature Signature of Notary Public
	Signature districtory i distric
Seal Place Notary Seal Above	
Though this section is optional, completing this in	ONAL  Information can deter alteration of the document or form to an unintended document.

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Title or Type of Document: \_\_\_\_\_\_ Document Date: \_\_\_\_\_\_ Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_\_

**Description of Attached Document** 

Deboral 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 Bemardings.

This instrument was subscribed and swom to before me on this  $\frac{23}{1000}$  day of  $\frac{202}{1000}$ , by Deborah R. Williams, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

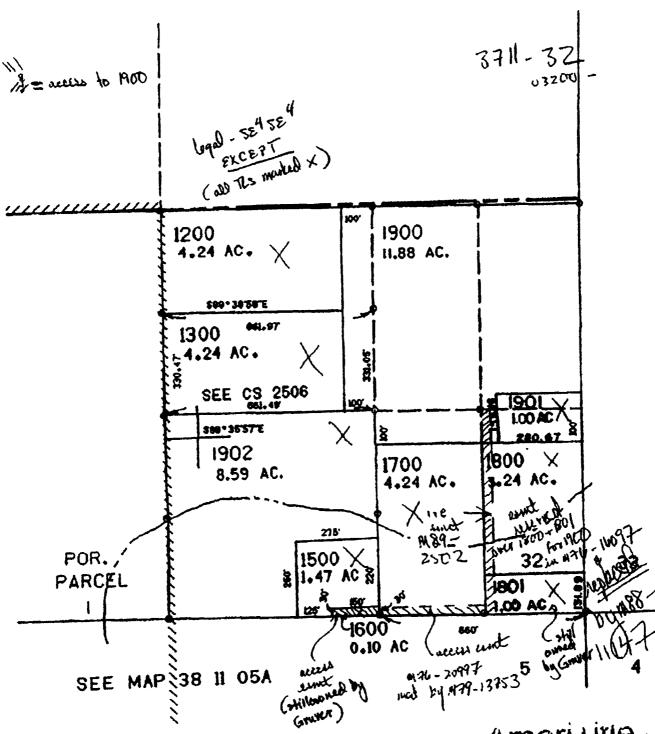
N. L. JUDSON
COMM...2275799
NOTARY PUBLIC-CALIFORNIA
SAN BERNARDINO COUNTY
My Term Exp. February 20, 2023

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

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Pee \$3.00

MEN BY THESE PRESEN	TS, That	rion Aileen W	illiams	<b>9</b>	
Richard F. Gruyer	inalter called the f	rantor, for the conside	ration hereinafter s	itated,	İ
		herei herei	inalter called the Ar	antes	
y, with the tenements, hereditar	ments and appuried	enos thereunto belon	dine or appertainin	, that g, sit-	
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:.>\$32, T37S, RLIEWM,	and the Eas	til50 feet of	the South 30	) feet	
in Klamath County,	Oregon.		.c. 32, 1375,	KII	
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antor and Richard P	. Gruver and	Marion W. Gru	iver are Gran	tees.	· ·
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ntor hereby covenants to and a	with said grantes ar	d grantee's heirs, suc	cessors and assigns.	that	$C_{ij} = C_{ij}$
tenants with the r	re granted premises ights of suy.	, tree from all encum LVOXSDID	ibrances		
	and that Are	ntor will warrant and	torever defend the	above	
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actual consideration paid for	this transfer, state	d in terms of dollars	, is \$ devise	oh-is	
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wledged the foregoing instrume	nt to be	- vocuntary	ect and deed.		V
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		STATE OF OR	EGON,		
TOR'S NAME AND ASSESSED		County of		43.	~~ Q
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	Richard F. Gruyer  Richard F. Gruyer  Berjein, sell and convey unto  with the tenements, heredita  of Klamath  cheast is of the Sout  37, South, Range 11  /feet of the North  182, T375, R11EMM,  Wisser of the SR is of  in Klamath County,  Coccuted to correct  antor and Richard F  above described pro  N78 on page 19494.  Is changing the Ba  ec. 32 T375, R11EWM  T375, R11 S. WIM  T375, R11 S. WIM  T375, R11 S. WIM  If PACE HUMPHOLINI  to Hold the same unto the same  for hereby covenants to and served in fee strapes of the above  tenants with the Line x  devely part and parcel thereo  similar under the above described of consideration covenants of er-  con findicate which 00  this deed and where the contents of the above  power what has a consideration and the same of the above the contents of the above the contents of the above of the above the contents of the above of the above the contents of the above the contents of the above the contents of the above the contents of the above the contents of the above the contents of the above the contents of the above the contents of the above the contents of the above the contents of the above the contents of the above the contents of the above the contents of the above the above the above the contents of the above th	Richard F. Gruver and Marion Marion Marion Striper, sell and convey unto the said grante and spourted of Klamath and State of the Southeast & of the 137 South Range II East of the 137 South Range II East of the 158 Marion Mari	Richard F. Gruver and Narion W. Gruver, hus bereign, sell and convey unto the said granter and grantes in the consider with the interested, herediaments and apparences threatents below of Klamath herediaments and apparences threatents below of Klamath and State of Oragon, described as heast if of the Southeast in Klamath County, Oregon.  **Recounted to correct that, certain deed where in an tor and Richard F. Gruver and Marion W. Grushove-described property, dated Soptember 1, MRS on page 19494, in the records of the Klamath County is supply in the records of the Klamath is page 19494. In the records of the Klamath is page 19494, in the records of the Klamath is page 19494. The records of the Klamath is supply in the south in the records of the Klamath is which if he above granted premises the imple of the southeast in the lawful claims and demands itself in the work. The consideration paid for this transfer, stated in terms of dollars, section to consideration paid for this transfer, stated in terms of dollars. Section is consideration paid for this transfer, stated in terms of dollars in the lawful claims and demands itself in the south in the state of the state is and the state of the state is an accessor. The singular includes the state of the whole of the state	Richard F. Gruyar and Markon's Gruyar harbonidersion hereinsides Richard F. Gruyar and Markon's Gruyar harbonide wife, hereinsides called the grace and graces and graces here accessors and assigns with the tenements, hereditaments and appurtenencia thereinto belonging or apportant of Riamath and State of Organ, described as follows, bowlines of Riamath and State of Organ, described as follows, bowlines of Riamath and State of Organ, described as follows, bowlines of Riamath and State of Organ, described as follows, bowlines of the Williamstte Meridian, and (feet off the Morthwest' & of the SE & of t	Apriliables called the jointer, by the consideration hereinstic stated, Richard F. Gruver. and Marion's Gruver. humband S. wife, such as the second of the s



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**Amerilitie** 

THE SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LUBRITY IS ASSUMED FOR WARATIONS IF ANY, IN DWEYSIONS AND LOCATIONS ASCERTAINED NACTUAL SURVEY