



00297540202200036980020028

03/28/2022 11:04:28 AM

Fee: \$87.00

Mary Ann Putnam

646 El Dorado Ave

Klamath Falls, OR 97601

Grantor's Name and Address

Mary Ann Putnam et al

646 El Dorado Ave

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Mary Ann Putnam et al

646 El Dorado Ave

Klamath Falls, OR 97601

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

Mary Ann Putnam et al

646 El Dorado Ave

Klamath Falls, OR 97601

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### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Mary Ann Putnam also known as Mari Ann Putnam**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Mary Ann Putnam as to an undivided 1/3 interest and Steven Wayne Bitzer and Kelsey Anne Bitzer, Husband and Wife as to an undivided 2/3 interest, all with Rights of Survivorship**

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:

A tract of property in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, being a portion of that land recorded in Volume 260 Page 278 Deed Records of Klamath County, more particularly described as follows:

Beginning at the intersection of the easterly right of way boundary of the Old Fort Road (County Road), and the North boundary of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 22; thence East along said boundary 304.0 feet, more or less, to the Northeast corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence South along the East boundary of same, a distance of 810.0 feet; thence West 647.0 feet, more or less, to the easterly right of way boundary of aforesaid Old Fort Road (County Road); thence Northeasterly along said right of way boundary to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

Returned at Counter

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 27<sup>th</sup> day of March, 2022; 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.

Mary Ann Putnam  
Mary Ann Putnam

State of Oregon} ss  
County of San Joaquin}

On this 27 day of March, 2022, before me, Kathleen Antoinette Maynard a Notary Public in and for said state, personally appeared Mary Ann Putnam, 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.

Kathleen Antoinette Maynard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: June 07, 2022

