

**2022-007081**

**Klamath County, Oregon**

**06/06/2022 01:38:01 PM**

**Fee: \$97.00**

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Erik C. Larsen  
Jarvis, Dreyer, Glatte, Larsen & Bunick, LLP  
823 Alder Creek Drive  
Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED  
SEND ALL TAX STATEMENTS TO:**

Leroy Gienger  
25050 Modoc Point Rd.  
Chiloquin, OR 97624

**GRANTEE:**

Leroy Gienger, trustee of the  
Bud Gienger Living Trust dated June 2, 2022  
25050 Modoc Point Rd.  
Chiloquin, OR 97624

**BARGAIN AND SALE DEED**

FOR VALUE RECEIVED, LEROY ALBERT GIENGER, surviving Settlor of the GIENGER FAMILY TRUST dated October 25, 2005, as Grantor, does hereby grant, bargain, sell and convey unto, LEROY A. GIENGER, trustee of the BUD GIENGER LIVING TRUST dated June 2, 2022, as Grantee, all that certain real property located in Klamath County, Oregon, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.


The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

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, Grantor has hereunto subscribed his name to this instrument effective this June 2, 2022.


GRANTOR:

  
Leroy Albert Gienger, surviving Settlor of the  
Gienger Family Trust dated October 25, 2005

STATE OF OREGON           )  
  ) ss.  
County of Jackson        )

On this June 2, 2022, before me, the undersigned Notary Public in and for said State, personally appeared LEROY ALBERT GIENGER, surviving Settlor of the GIENGER FAMILY TRUST dated October 25, 2005, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



  
Notary Public for the State of Oregon

## EXHIBIT A

### 1. Home Ranch:

Government Lots 19, 22, 27 and 30, the W1/2 of Government Lot 31; the W1/2 of Government Lot 23, lying West of Modoc Point Highway and that portion of Government Lot 26 lying West of Highway 427 in Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

Tax Account No. 3607-00900-01100-000

Government Lots 1, 2, 3, 6, 7, 9, 10, 11, 15, 16, 17, 18, 19, 20, 21, 22, 24, 27, 28, 29, 30, the E1/2 of 8 and the W1/2 of 14, in Section 16, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM, all those portions of Lots 1, 9 and the E1/2 of Lot 8, lying Northerly of Highway 427.

Tax Account No. 3607-A1600-01300-000

Government Lots 12 and 13, lying Southerly of Modoc Point Highway 427 in Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3607-A1500-00300-000

**2. Totton Place:**

**Real Property Situated in Klamath County, Oregon.**

S1/2 and S1/2 of the N1/2 of Section 18,  
Township 37 S., Range 7 East of the Willamette Meridian,  
Klamath County, Oregon.

Beginning at the Southeast corner of the N1/2 of  
the N1/2 of Section 18, Township 37 S., Range 7 East of the  
Willamette Meridian; thence North along the East line of  
the North Half of the N1/2 of said Section 18, 570 feet;  
thence West 497 feet; thence South 570 feet; thence East  
497 feet to the point of beginning.

Lot 4 (being the NW1/4 NW1/4) of Section 19,  
Township 37 South, Range 7, E.W.M., containing 42.54 acres,  
more or less.

Tax Account No.	3707-0000-03100-000
Tax Account No.	3707-0000-03300-000
Tax Account No.	3707-0000-03400-000

13889E Gienger (Bargain & Sale Deed Klamath Falls)