

**2022-007114****Klamath County, Oregon**

00301392202200071140030038

06/07/2022 11:58:03 AM

Fee: \$92.00

Brigitte D. Goodwin2630 Frontage RoadKlamath Falls, OR 97601

Grantor's Name and Address

Gunter A. Kison2630 Frontage RoadKlamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Gunter A. Kison2630 Frontage RoadKlamath Falls, OR 97601

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

Gunter A. Kison2630 Frontage RoadKlamath Falls, OR 97601


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### **BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Brigitte D. Goodwin,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Gunter A. Kison,**

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:

**See Legal Description Exhibit "A" Attached**

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

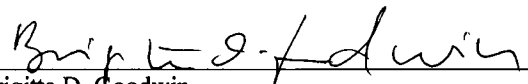
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

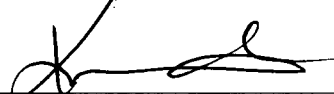
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

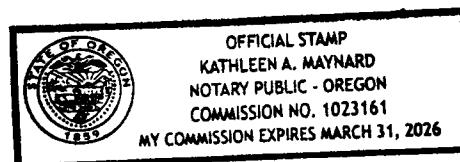
In Witness Whereof, the grantor has executed this instrument this 6 day of June, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
Brigitte D. Goodwin

State of Oregon} ss  
County of Klamath}

On this 6<sup>th</sup> day of June, 2022, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Brigitte D. Goodwin, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026



Legal Description  
Exhibit "A"

A tract of land situated in the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which lies South 89 degrees 42' West a distance of 540 feet from the iron pin on the Westerly line of RIVERVIEW ADDITION, which is the Northeast corner of the SW1/4 SW1/4 of said Section 5; thence, South 00 degrees 18' East parallel to the West line of said RIVERVIEW SUBDIVISION, 455 feet; thence South 89 degrees 42' West, parallel to the North line of the SW1/4 SW1/4 of said Section 5, 768 feet, more or less, to the West line of said Section 5; thence North 00 degrees 06' East 455 feet to the Northwest corner of the SW1/4 SW1/4 of said Section 5; thence North 89 degrees 42' East 764.8 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the following described parcel Situated in the SW1/4 of the SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the initial point on the West line of said Section 5, from which the Southwest corner of said Section 5 bears South 00 degrees 07' 32" West 899.28 feet; thence North 00 degrees 07' 32" East, along said Section line 227.50 feet thence North 89 degrees 42' 02" East 754.15 feet to the West line of the public road easement; thence South 00 degrees 20' 58" East along said easement 227.50 feet; thence South 89 degrees 42' 03" West 736.04 feet to the point of beginning.

TOGETHER WITH an Easement for ingress and egress created by deed, subject to the terms and provisions thereof, recorded July 31, 1979 in Volume M79, page 18195, Microfilm Records of Klamath County, Oregon.