

Returned at Counter

THIS SPACE RESERVED FOR RE

2022-007863
Klamath County, Oregon



00302256202200078630030033

06/27/2022 11:14:24 AM

Fee: \$92.00

Heidi Aileen Fountain

5425 Buckskin Bob Rd

Florence, OR 97439

Grantor's Name and Address

Jerry D. Fountain and Heidi Aileen Fountain

5425 Buckskin Bob Rd

Florence, OR 97439

Grantee's Name and Address

After recording return to:

Jerry D. Fountain and Heidi Aileen Fountain

5425 Buckskin Bob Rd

Florence, OR 97439

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

Jerry D. Fountain and Heidi Aileen Fountain

5425 Buckskin Bob Rd

Florence, OR 97439

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Heidi Aileen Fountain,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto **Jerry D. Fountain and Heidi Aileen Fountain, as Tenants by the Entirety**

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 24 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.


Heidi Aileen Fountain

State of Oregon} ss
County of Klamath}

On this 24 day of June, 2022, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Heidi Aileen Fountain, 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

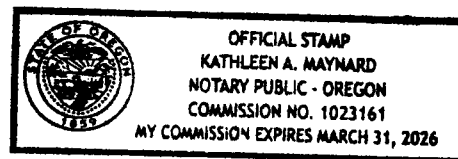


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1

A tract of land situated in the SW 1/4 SW 1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass capped monument marking the Southwest corner of said Section 3; thence North 00 degrees 24' West along the West line of said Section 3 a distance of 330.0 feet to the Southwest corner of that tract of land conveyed to Ganong and described in Deed Volume 341, page 603, Klamath County Deed Records; thence North 89 degrees 04' East parallel with the South line of said Section 3 a distance of 330.0 feet to the Southeast corner of said Ganong Tract; thence North 00 degrees 24' West along the East line of said Ganong Tract a distance of 130.0 feet to the true point of beginning of this description; said point being on the North line of a 30 foot wide right of way as described in said Deed Record; thence North 00 degrees 24' West a distance of 530.0 feet to the Northeast corner of said Ganong Tract; thence North 89 degrees 04' East parallel with the South line of said Section 3 a distance of 330.0 feet; thence South 00 degrees 24' East parallel with the West line of said Section 3 a distance of 530.0 feet to the North line of said right of way; thence South 89 degrees 04' West parallel with the South line of said Section 3 a distance of 330.0 feet to the true point of beginning of this description.

TOGETHER WITH an easement for ingress and egress described as follows:

Beginning at the Southwest corner of the herein described property; thence North 89° 04' East 951.5 feet more or less to the West line of the Klamath Falls - Rocky Point Highway, thence South along said West line 30 feet; thence South 89° 04' West 951.50 feet to a point due South of the point of beginning; thence North 30 feet to the point of beginning.

Parcel 2

Lot 2, Block 2, Tract No. 1059, KOERTJE COURT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.