



THIS SPACE RESERVED FOR

2022-008163
Klamath County, Oregon
07/05/2022 12:05:02 PM
Fee: \$87.00

Daniel T. Gellner
5004 Mazama DR
Klamath Falls OR 97603
Grantor's Name and Address

Daniel T. Gellner, Personal Representative of the Estate of
Kristin Gellner
5004 Mazama DR
Klamath Falls OR 97603
Grantee's Name and Address

After recording return to:
Daniel T. Gellner, Personal Representative of the Estate of
Kristin Gellner
5004 Mazama DR
Klamath Falls OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
No Change

File No. 546088AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Daniel T. Gellner

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Daniel T. Gellner, Personal Representative of the Estate of Kristin Gellner,

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:

Parcel 3 of Land Partition 30-96, said Land Partition being situated in the SW1/4 SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for access and public utilities over, across and under the North 40.9 feet of Parcels 1 and 2 of said Land Partition 30-96 as delineated on the face of said Land Partition.

EXCEPTING THEREFROM the North 40.09 feet of Parcel 3 of Land Partition 30-96, deeded to Klamath County by Statutory Warranty Deed recorded November 27, 2006 in Volume 2006-023527, Microfilm Records of Klamath of Klamath County, Oregon.

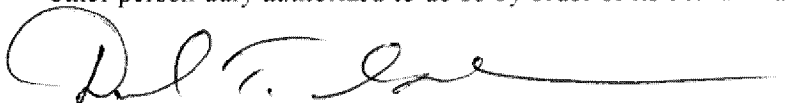
The true consideration for this conveyance is \$to clear title.

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.

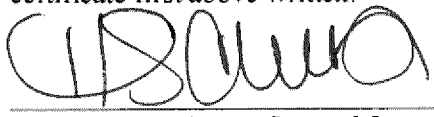
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 21 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.


Daniel T. Gellner

State of Oregon } ss
County of Klamath }

On this 21 day of June, 2022, before me Heather Anne Sciurba a Notary Public in and for said state, personally appeared Daniel T. Gellner, 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 Falls OR
Commission Expires: Nov. 21 2025

