

2022-008609

Klamath County, Oregon

AFTER RECORDED, RETURN TO:
Mika N. Blain - Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601



00303116202200086090180188

07/14/2022 03:47:28 PM

Fee: \$167.00

PLEASE SEND TAX STATEMENTS TO:
Barbara S. Kaufman
1295 32nd Street SW
Pine River MN 56474

RERECORDING CERTIFICATE

RERECORDED AT THE REQUEST OF BARBARA KAUFMAN TO CORRECT THE LEGAL DESCRIPTION. PREVIOUSLY RECORDED ON MARCH 21, 2022 AS DOCUMENT NO. 2022-003440 IN THE OFFICIAL RECORDS OF THE CLERK OF KLAMATH COUNTY, OREGON.

NAME OF INSTRUMENT TO BE RERECORDED:

Bargain and Sale Deed

GRANTORS:

Ronald G. Bockelman Jr
Connie Lyn Jones
Kathryn Shellito
Kenneth Bockelman
Martha L. Loomis

Steven Morgan Jr
Shawn Morgan
Scott Morgan
Spencer Morgan
Deborah Williams

GRANTEE:

Barbara S. Kaufman
1295 32nd Street SW
Pine River MN 46474

The consideration is \$43,000.00. (ORS 93.030)



00297248202200034400150157

03/21/2022 01:13:48 PM

Fee: \$152.00

After recording, please return to:

Mika N. Blain
Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

Send tax statements to:

Barbara S. Kaufman
1295 32nd Street SW
Pine River MN 56474

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed on the dates set forth below by Ronald G. Bockelman Jr, Connie Lyn Jones, Kathryn Shellito, and Kenneth Bockelman, the heirs and devisees of Barbara K. Barry, as to a one-fifth interest; Steven Morgan Jr., Shawn Morgan, Scott Morgan, and Spencer Morgan, the heirs and devisees of Valerie J. Morgan, as to a one-fifth interest; Martha L. Loomis, as to a one-fifth interest; and Deborah R. Williams, the heir and devisee of Ralph L. Williams, as to a one-fifth interest; collectively Grantors, who convey to Barbara S. Kaufman, Grantee, their interests in the real property in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

More commonly referred to as 29559 Wood Chuck Lane, Bonanza, Oregon 97623.

Klamath County Assessor Parcel No. R-3711-03200-01900 and Tax Account Nos. 582792 and 807737.

The true and actual consideration for this transfer is \$43,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

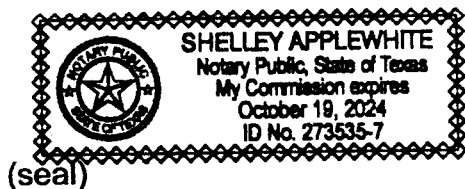
IN WITNESS WHEREOF, said Grantors have executed this instrument on the dates set forth next to their names.

Martha L. Loomis
Martha L. Loomis

STATE OF TEXAS, County of Kerr ss.

Before me, Martha L. Loomis, on this day personally appeared Martha L. Loomis, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

2021 Given under my hand and official seal this 14 day of January.



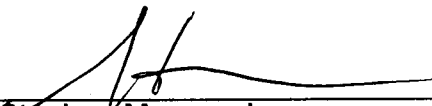
Shelley Applewhite
Notary Public for Texas
My Commission Expires: 10-19-24

Send tax statements to:
Barbara S. Kaufman
1295 32nd Street SW
Pine River, MN 56474

Ronald G. Bockelman, Jr.
4616 Peck Drive
Klamath Falls, OR 97603

Barbara S. Kaufman
1295 32nd Street SW
Pine River, MN 56474


Notary Public for Arizona
My Commission expires: 08/07/2021

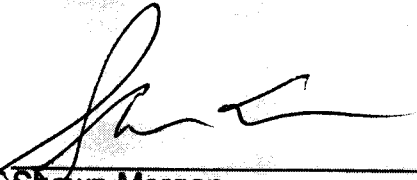

Stephen Morgan Jr.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on this 27 day of
January, 2021, by Stephen Morgan Jr.




Notary Public for Oregon
My Commission Expires: January 07, 2025



Shawn Morgan

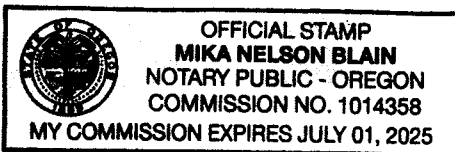
STATE OF OREGON, County of Klamath) ss.

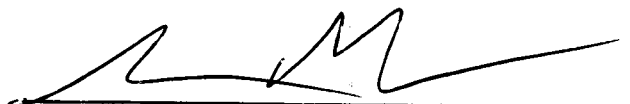
This instrument was acknowledged before me on this 10th day of February
2022 by Shawn Morgan.



Notary Public for Oregon

My Commission Expires: 07/01/2025





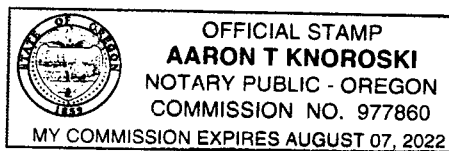
Spencer Morgan

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on this 29 day of January,
2021, by Spencer Morgan.



Notary Public for Oregon
My Commission Expires: 8/7/2022



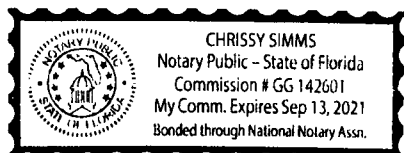
Connie Lyn Jones
Connie Lyn Jones

STATE OF FLORIDA, County of Citrus, ss.


The foregoing instrument was acknowledged before me this 1st day of March, 20 21, by Connie Lyn Jones.

Chrissy Simms
Notary Public for Florida
My Commission Expires: Sep 13, 2021

(seal)

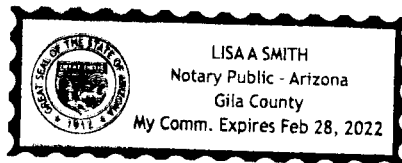


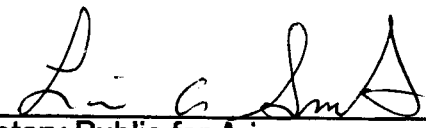
Personally Known _____ OR Produced Identification ✓
Type of Identification Produced Florida Driver License


Kenneth Bockelman

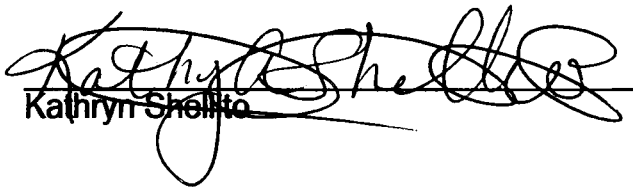
STATE OF ARIZONA, County of Gila ss.

The foregoing instrument was acknowledged before me this 9th day of March, 2021, by Kenneth Bockelman.




Notary Public for Arizona
My Commission Expires: _____

(seal)


Kathryn Shellito

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA, County of Riverside) ss.

This instrument was subscribed and sworn to before me on this 9th day of March, 2021, by Kathryn Shellito, proved to me on the basis of satisfactory evidence to be the person who appeared before me.




Notary Public for California
My Commission Expires: 02/05/2023

Scott Morgan 1/7/2021

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA, County of _____) ss.

This instrument was subscribed and sworn to before me on this _____ day of _____, 20__, by Scott Morgan, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

See Attached
Jurat

Notary Public for California
My Commission Expires: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT**GOVERNMENT CODE § 8202**

- ☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me

on this 7th day of November, 2021,
by Date Month Year(1) Scott Morgan(and (2) N/A),
Name(s) of Signer(s)proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.Signature Jennifer Lyon
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

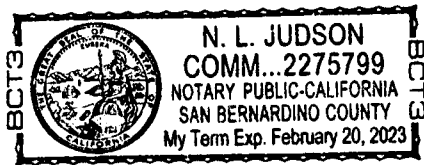
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Deborah R. Williams
Deborah R. Williams

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA, County of San Bernardino ss.

This instrument was subscribed and sworn to before me on this 23 day of January, 2021, by Deborah R. Williams, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



[Signature]
Notary Public for California
My Commission Expires: 02/20/2023

TA38-16217

54415

WARRANTY DEED

Vol. 77 Page 1995

WARRANTY DEED Vol. 773 Page 1

KNOW ALL MEN BY THESE PRESENTS, That Marion Aileen Williams

after called Mrs. Williams

Richard Franklin Gruver, for the consideration hereinafter stated, to grantor paid by the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging of and pertaining, situated in the County of Klamath

The Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 37 South, Range 11 East, Willamette and the East 100 feet of the Northwest 1/4 of the SE 1/4 of the SE 1/4 of Sec. 32, T37S, R11E.W.M., and the N 100 feet of the SE 1/4 of the SE 1/4 of the SE 1/4 of Sec. 32, T37S, R11E.W.M. and the East 165 feet of the South 30 feet of the Southwest 1/4 of the SE 1/4 of the SE 1/4 of Sec. 32, T37S, R11E.W.M., all in Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances
as joint tenants with the right of survivorship

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____ and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

However, the actual consideration consists of _____ and the whole consideration consists of _____

the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 750,000.00 (seven hundred and fifty thousand and no/100ths). However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which): 0 (The sentence between the symbols 0, if not applicable, should be deleted. See OHS 13.010.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 day of June, 2010.

if a corporate grantor: _____

(If asserted in a deposition,
with appropriate oath)

STATE OF OREGON

County of

September 1978

personally appeared the above named

Madison A. Lee Williams

and acknowledged the foregoing instru-
ments to be his voluntary act and deed.

(OFFICIAL
SEAL)

Secretary Public for Oregon

City commission expires: 5-19-81

STATE OF OREGON, County of

Personally appeared

and each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

Before me.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 1st day of September, 1978, at 4:00 o'clock P.M., and recorded in book H78, on page 19696, of as file/reel number 54615.
Record of Deeds of said county.

Witness my hand and seal of
County allied.

Wm. D. Milne

By Lance D. Black Recording Officer
Deputy

Per \$3.00

KNOW ALL MEN BY THESE PRESENTS, That Marion Aileen Williams

to grantor paid by Richard F. Gruver and Marion W. Gruver, husband & wife, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, and the East 100 feet of the Northwest $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Sec. 32, T37S, R11EWM, and the North 100 feet of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 32, T37S, R11EWM, and the East 150 feet of the South 30 feet of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 32, T37S, R11EWM, all in Klamath County, Oregon.

This deed is executed to correct that certain deed wherein Marion Aileen Williams is Grantor and Richard F. Gruver and Marion W. Gruver are Grantees, conveying the above-described property, dated September 1, 1978, and recorded in Book M78 on page 19494, in the records of the Klamath County Court the correction is changing the East 165 feet of the South 30 feet of the SW 1/4 Sec. 32, T37S, R11E, W1 to read the East 150 feet of the SW 1/4 Sec. 32, T37S, R11E, W1.

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances as joint tenants with the rights of survivorship.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

11 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ devises
 12 ~~However, the actual consideration consists of or includes other property or value given or promised which is~~
 13 ~~described as follows:~~
 14 ~~Indicate which:~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS Grantor's hand this 8 day of August 1968

Porter, Allen William
aka Mason W. Turner

STATE OF OREGON, County of Klamath, ss. 8-8-1982
 Personally appeared the above named MASON Gilman Williams

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me: W. L. H. [Signature]

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7-10-81

NOTE—The sentence between the symbols (3), if not applicable, should be deleted. See Chapter 442, Oregon laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 8th day of August AD 1920 at 1:40 o'clock P.M., and recorded in book/real/volume No. 180 on page 1261 or as document/leaf/file/instrument/microfilm No. 88003 Record of Deeds of said county.

Witness my hand and seal of
County of _____

NAME Ma. D. Milne FILE
By Bernetha R. Ketch Deputy

Fee \$3.50

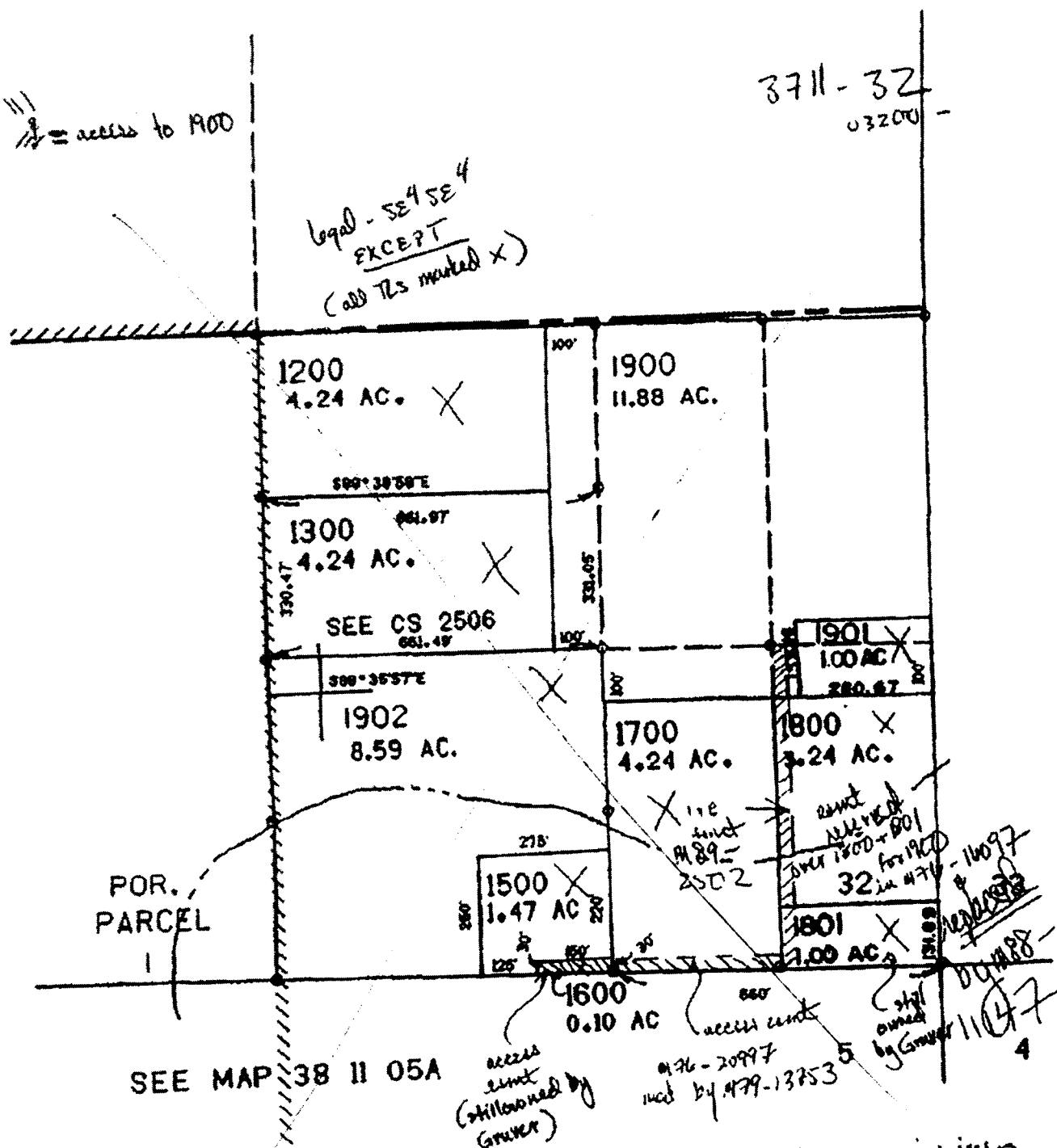
This supposedly was
to correct previous lead—
leads are off quite a bit.

3711-32

03200-

/// = access to 1900

Legal - SE 1/4 SE 4
EXCEPT
(all TEs marked X)



SEE MAP 38 11 05A

access
unit
(still owned by
Gruver)

976-20997
used by 479-13753

still
owned
by Gruver

see Easements for access to 1800
A minimum of 30' for access is over E 30'
of lot 21, Bk 23, KFFE, Hwy 66 Unit, Plat No. 2,
now Pds 1 & 2 of LP 47-02.

Ameri Title

THIS SKETCH IS MADE SOLELY FOR THE
PURPOSE OF ASSISTING IN LOCATING
CERTAIN PREMISES AND NO LIABILITY IS
ASSUMED FOR VARIATIONS IF ANY, IN
DIMENSIONS AND LOCATIONS ASCERTAINED
BY ACTUAL SURVEY



EXHIBIT "A"
LEGAL DESCRIPTION

The SE1/4 of the SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the following described parcels:

A

That parcel of property conveyed to Stephen Delbert Morgan and Valerie Jean Morgan, husband and wife, by deed recorded October 12, 1976 in Volume M76, page 20183, Microfilm Records of Klamath County, Oregon, described as follows:

The E1/2 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT the North 100 feet thereof.

B

That parcel of property conveyed to Ralph Lowell Williams and Victoria Diane Williams, husband and wife, by deed recorded November 21, 1975 in Volume M75, page 14694, Microfilm Records of Klamath County, Oregon, described as follows:

The SW1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County; EXCEPT the East 150 feet of the South 30 feet thereof.

C

That parcel of property conveyed to Martha L. Morrison by deed recorded April 7, 1977 in Volume M77, page 5786, Microfilm Records of Klamath County, Oregon, described as follows:

The S1/2 NW1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT the East 100 feet thereof.

D

That parcel of property conveyed to Patricia Merrifield by deed recorded April 7, 1977 in Volume M77, page 5787, Microfilm Records of Klamath County, Oregon, described as follows:

The N1/2 NW1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT the East 100 feet thereof.

E

That parcel of property conveyed to American Savings and Loan Association, a Federal Association, dba Willamette Savings and Loan Association by deed recorded July 14, 1988 in Volume M88, page 11137, Microfilm Records of Klamath County, Oregon, described as follows:

A portion of the E1/2 E1/2 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the SE corner of said Section 32 and running along the Easterly section line North 00°12'42" West 563.25 feet to the True Point of Beginning; thence running North 89°35'57" West 280.67 feet; thence North 00°15'10" West 155.16 feet; thence South 89°35'57" East 280.78 feet to the Easterly line of Section 32; thence South 00°12'42" East 155.16 feet to the True Point of Beginning.

F

East 150 feet of the South 30 feet of the SW1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

G

That parcel of property conveyed to Ronald Glen Bockelman, Sr. and Barbara Kellogg Bockelman, husband and wife by deed recorded December 30, 1976 in Volume M76, page 20997, Microfilm Records of Klamath County, Oregon, described as follows:

The W1/2 of the SE1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT the North 100 feet thereof.

Said parcel first above described TOGETHER WITH an easement for ingress and egress over the Easterly 30 feet of Lot 21, Block 28, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, as granted by instrument recorded September 20, 1968 in Volume M68, page 8543, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress as granted by instrument recorded July 14, 1988 in Volume M88, page 11147, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress as granted by instrument recorded February 8, 1989 in Volume M89, page 2502, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at a point 330.27 feet North 89°29'55" West and 131.89 feet North 00°15'10" West of the SE corner of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; running thence North 00°15'10" West 430.78 feet; thence South 89°35'57" East 30.00 feet; thence South 00°15'10" East 430.83 feet; thence South 89°29'55" West 30 feet to the point of beginning.

AND TOGETHER WITH an easement for ingress and egress over the South 30 feet of the East 150 feet of the SW1/4 SE1/4 SE1/4 of said Section 32, Township 37 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress over the West 30 feet of the South 131.89 feet of the SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.