

2022-010424

Klamath County, Oregon

THIS SPACE RESERVED FOR RECORD



00305271202200104240030033

08/29/2022 10:44:10 AM

Fee: \$92.00

George A. Valdespino II

65 Pine Ave #193

Long Beach, CA 90892

Grantor's Name and Address

Twin Birds Trust, dated January 1, 1996

Emma J. Bausher, Trustee

65 Pine Ave #193

Long Beach, CA 90892

Grantee's Name and Address

After recording return to:

Twin Birds Trust, dated January 1, 1996

Emma J. Bausher, Trustee

65 Pine Ave #193

Long Beach, CA 90892

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

Twin Birds Trust, dated January 1, 1996

Emma J. Bausher, Trustee

65 Pine Ave #193

Long Beach, CA 90892

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **George A. Valdespino II**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Emma J. Bausher, Trustee of the Twin Birds Trust, dated January 1, 1996**

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.

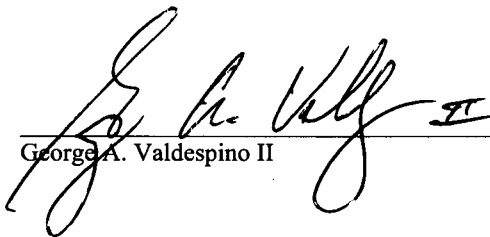
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 26 day of August, 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.

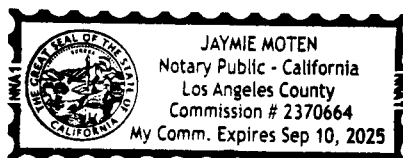

George A. Valdespino II

State of California } ss
County of Los Angeles

On this 26 day of August, 2022, before me, Jaymie Moten a Notary
Public in and for said state, personally appeared George A. Valdespino II, 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 California
Residing at: Long Beach
Commission Expires 09/10/2025



Legal Description

Exhibit "A"

A parcel of land situated in the SE1/4 of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described

Commencing at a point 1650 feet West of the quarter section corner common to Sections 10 and 11, Township 36 South, Range 10 East of the Willamette Meridian; thence due South a distance of 1740 feet; thence West a distance of 990 feet, more or less, to the West line of said SE1/4 of said Section 10; thence North along the West line of said SE1/4 1740 feet to the center of said Section 10; thence East along the North line of said SE1/4 of said Section 10, 990 feet, more or less to the place of beginning. EXCEPTING THEREFROM any portion lying Northeasterly of the Sprague River.