

Nichole Saltenberger

Returned at Counter

After recording return to:
GEORGE RAJNUS, LLC
25018 SCHAUPP ROAD
KLAMATH FALLS, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
GEORGE RAJNUS, LLC
25018 SCHAUPP ROAD
KLAMATH FALLS, OR 97603

2022-010584
Klamath County, Oregon



00305445202200105840010011

08/30/2022 02:51:38 PM

Fee: \$82.00

STATUTORY
BARGAIN AND SALE DEED

Linda Rajnus, Grantor, conveys to George Rajnus, LLC, an Oregon limited liability company, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Legal Description:


A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 15 OF SECTION 1, T40S, R11EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 15, FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 15 BEARS S00°01'58"W 30.01 FEET; THENCE N00°01'58"E, ALONG THE SAID WEST LINE, 1316.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE N88°24'59"E, ALONG THE SAID NORTH LINE, 82.40 FEET; THENCE, LEAVING THE SAID NORTH LINE, S03°04'43"W 378.17 FEET; THENCE EAST 592.89 FEET TO A POINT ON THE WEST LINE OF EAST 1/2 OF SAID LOT 15; THENCE S00°01'43"W, ALONG THE SAID WEST LINE, 918.69 FEET TO A POINT ON THE NORTH LINE OF BEDFIELD CEMETERY ROAD; THENCE S88°03'10"W, ALONG THE SAID NORTH LINE, 655.62 FEET TO THE POINT OF BEGINNING, CONTAINING 14.61 ACRES, MORE OR LESS, WITH BEARINGS BASED ON RECORD OF SURVEY 6335 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

Date: 8-30-22


LINDA RAJNUS

STATE OF OREGON } ss
COUNTY OF KLAMATH

This instrument was acknowledged before me on: 8/30/22

BY LINDA RAJNUS


NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: November 24, 2023

