

2022-011521

Klamath County, Oregon



00306546202200115210030032

09/23/2022 11:55:44 AM

Fee: \$92.00

After recording, return to:

YOUNG
4980 Minnis Road
Springfield TN 37172

Send tax statements to:

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

Grantor:

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

Grantee:

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

BARGAIN AND SALE DEED

Ronald G. Bockelman, Jr., Grantor, conveys to, Barbara S. Kaufman, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

~~The NE ¼ of the SE ¼ of the SE ¼ of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, and the East 100 feet of the NW ¼ of the SE ¼ of the SE ¼ of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, and the North 100 feet of the SE ¼ of the SE ¼ of the SE ¼ of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, and the East 150 feet of the South 30 feet of the SW ¼ of the SE ¼ of the SE ¼ of the SE ¼ of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, all in Klamath County, Oregon.~~

correct legal attached

The true and actual consideration for this transfer is to convey fee title, however, this deed shall not be construed as to terminate that certain water rights agreement recorded at Volume M04, Page 65572 in the real property records for Klamath County.

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.

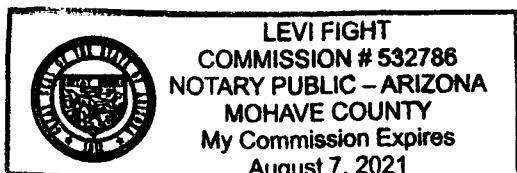
DATED this 8th day of March, 2021.

Ronald G. Bockelman, Jr., Grantor

STATE OF ARIZONA)

) ss.
County of Mohave)

Personally appeared before me this 8th day of March, 2021, the above-named Ronald G. Bockelman, Jr., Grantor, and acknowledged the foregoing instrument to be his voluntary act.



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

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.