



2022-012547

Klamath County, Oregon

10/21/2022 09:00:02 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James R. Bauersfeld and Christine R. Bauersfeld,  
Trustees of the James R. Bauersfeld and Christine R.  
Bauersfeld Living Trust dated March 9, 2016

P.O. Box 40

Beatty, OR 97621

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

James R. Bauersfeld and Christine R. Bauersfeld,  
Trustees of the James R. Bauersfeld and Christine R.  
Bauersfeld Living Trust dated March 9, 2016

P.O. Box 40

Beatty, OR 97621

File No. 567922AM

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### STATUTORY WARRANTY DEED

**Langell Valley Bonanza LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**James R. Bauersfeld and Christine R. Bauersfeld, Trustees of the James R. Bauersfeld and Christine R.  
Bauersfeld Living Trust dated March 9, 2016,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is .0.00

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

***2022-2023 Real Property Taxes, a lien not yet due and payable***

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 20 day of October, 2022

Langell Valley Bonanza LLC

By: \_\_\_\_\_

Christine R. Bauersfeld, Manager

State of Oregon } ss

County of Klamath }

On this 20 day of October, 2022, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Langell Valley Bonanza LLC known or identified to me to be the Managing Member in the Limited Liability Company known as Langell Valley Bonanza LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

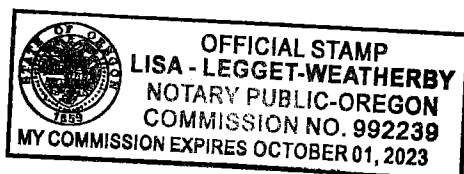
\* Christine R. Bauersfeld *HW*

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

Lisa Legget-Weatherby  
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/1/2023



**EXHIBIT 'A'**

File No. 567922AM

The NE 1/4 of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a 40 foot strip, being 20 feet wide on each side of the center line of the Rice Lateral, conveyed to the United States of America by Deed recorded June 13, 1927, in Book 75 at page 551, Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion of NE 1/4 of Section 29 lying Northerly of Keller Road and East Langell Valley Road;

ALSO EXCEPTING a parcel of land located in Klamath County, Oregon, lying in the Northeast quarter of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the East boundary line of said Section 660 feet South of the Northeast corner; thence running South along said Easterly boundary 1980 feet, more or less to the Southeast corner of the Northeast quarter; thence turning at an angle of 90 degrees in a Westerly direction to a point of intersection with the existing right of way boundary of the Langell Valley Irrigation District Canal; thence following this boundary in a Northwesterly direction to a point 660 feet South of the North line of Section 29; thence East to the point of beginning.

ALSO EXCEPTING a parcel of land lying in the Northeast corner of the Northeast quarter of the Northeast quarter of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Section 29; thence running South on the Easterly boundary of Section 660 feet; thence turning at an angle of 90 degrees in a Westerly direction to a point of intersection with the existing right of way boundary of the Langell Valley Irrigation District Canal; thence following this boundary in a Northerly direction to a point of intersection with the Northerly boundary of Section 29; thence Easterly following the Section line to the point of beginning.