



THIS SPACE RESERVED FOR RECORDER'S USE

Eric Basangan and Sarah Basangan

1114 East Street

Klamath Falls, OR 97601

Grantor's Name and Address

Eric Basangan and Sarah Gates Reed

1114 East Street

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Eric Basangan and Sarah Gates Reed

1114 East Street

Klamath Falls, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

Eric Basangan and Sarah Gates Reed

1114 East Street

Klamath Falls, OR 97601

File No. 568919AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Eric Basangan and Sarah Gates Reed, who acquired title as Sarah Basangan, with rights of survivorship,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Eric Basangan and Sarah Gates Reed, as Tenants by the Entirety,

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 Attached Exhibit 'A'

The true consideration for this conveyance is to clear title.

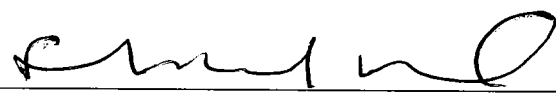
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 9 day of November, 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.

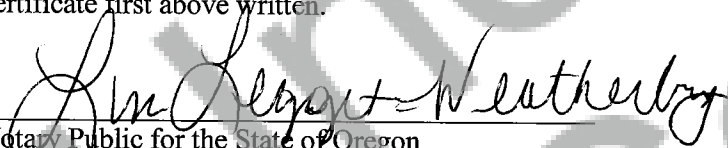

Eric Basangan


Sarah Gates Reed

State of Oregon } ss
County of Klamath }

On this 9 day of November, 2022, before me,

Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Eric Basangan and Sarah Gates Reed, 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 Oregon
Residing at: Klamath County, Oregon
Commission Expires:

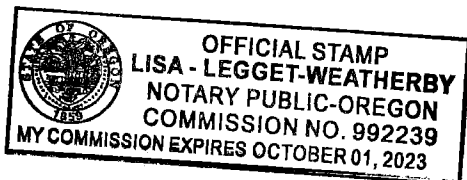


EXHIBIT 'A'

All of Lots 1 and 2 in Block 58 of NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of Lot 9 Deeded by Elizabeth Evans, et al to Sadie B. Smith Mattoon by Deed recorded in Book 60 at page 477, Deed Records of Klamath County, Oregon, more particularly described as follows:

A triangular portion off the Southerly end of Lot 9 in Block 58, NICHOLS ADDITION to Klamath Falls, (formerly Linkville), Oregon, described as follows:

All of said Lot 9 cut off by a line drawn from a point on the Westerly line of East Street distant twenty-two (22) feet North from the most Southerly corner of said Lot 9 of said Block 58, to a point on the Westerly line of said Lot 2 of said Block 58, distant thereon twenty-two (22) feet Southerly from the corner common to Lots 2, 3, 8 and 9 of said Block 58.

SAVING AND EXCEPTING that portion of said Lot 2 Deeded by Sadie B. Smith Mattoon to S.B. Evans, et al, by Deed recorded in Book 60 at page 440, Deed Records of Klamath County, Oregon, more particularly described as follows:

A triangular portion off the Northerly end of Lot 2 in Block 58, NICHOLS ADDITION, to Klamath Falls, (formerly Linkville), Oregon, described as follows:

All of said Lot 2 cut off by a line drawn from a point on the Westerly line of East Street distant twenty-two (22) feet North from the most Southerly corner of Lot 9 of said Block 58 to a point on the Westerly line of said Lot 2, distant thereon twenty-two (22) feet Southerly from the corner common to Lots 2, 3, 8 and 9 of said Block 58.

ALSO EXCEPTING those portions of Lots 2 and 9 in Block 58, NICHOLS ADDITION to Klamath Falls, Oregon, deeded by William Newman, et ux, to F. R. Olds in deed Volume 139, page 359, Deed Records of Klamath County, Oregon, more particularly described as followed:

Beginning at a point on the West line of East Street at a point 22 feet Northerly from the Northeast corner of Lot 1, in Block 58, of NICHOLS ADDITION to the City of Klamath Falls, Oregon, thence Northwesterly to a point on the Westerly line of Lot 2 which is 25 feet Southerly from the Northwest corner of said Lot 2, thence Northerly 3 feet along the Westerly line of Lot 2, thence Easterly to the place of beginning.

ALSO EXCEPTING that portion contained within the U.S.B.R. Canal right of way.