



THIS SPACE RESERVED FOR RECORDER'S USE

Steven Vincent Bodnar

9700 Egert Road

Dairy, OR 97625

Grantor's Name and Address

Steven V. Bodnar and Traci L. Bodnar

9700 Egert Road

Dairy, OR 97625

Grantee's Name and Address

After recording return to:

Steven V. Bodnar and Traci L. Bodnar

9700 Egert Road

Dairy, OR 97625

Until a change is requested all tax statements

shall be sent to the following address:

Steven V. Bodnar and Traci L. Bodnar

9700 Egert Road

Dairy, OR 97625

File No. 568050AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Steven Vincent Bodnar

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

Steven V. Bodnar and Traci L. Bodnar, 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:

Unsurveyed Parcel 2 of Land Partition 30-21 situated in the NW1/4, SW1/4 and the NE1/4 of Section 35, Township 37 South, Range 11 1/2 East of the Willamette Meridian, and the NW1/4 and SW1/4 of Section 2, Township 38 South, Range 11 1/2 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed May 18, 2022 in 2022-006340 records of Klamath County, being more particularly described as follows:

Beginning at the intersection of the North-South centerline of said Section 35 and the centerline of Egert Road, from which the South 1/4 corner of said Section 35 bears South 407.19 feet; thence, along the centerline of said Egert Road the following courses, on the arc of a curve to the left (radius point bears South 65°19'25" West 392.63 feet and central angle equals 16°18'46") 111.79 feet, North 40°59'21" West 627.78 feet, on the arc of a curve to the right (radius equals 250.00 feet and central angle equals 24°04'11") 105.02 feet, North 16°55'10" West 308.80 feet, on the arc of a curve to the right (radius equals 500.00 feet and central angle equals 09°55'07") 86.56 feet, North 07°00'03" West 836.57 feet, on the arc of a curve to the left (radius equals 200.00 feet and central angle equals 40°01'57") 139.74 feet, North 47°02'00" West 428.98 feet, on the arc of a curve to the right (radius equals 500.00 feet and central angle equals 20°54'26") 182.45 feet, North 26°07'34" West 1516.71 feet, North 23°08'52" West 369.56 feet, on the arc of a curve to the left (radius equals 150.00 feet and central angle equals 39°56'34") 104.57 feet, North 63°05'26" West 170.14 feet, on the arc of a curve to the right (radius equals 300.00 feet and central angle equals 43°03'19") 225.44 feet, North 20°02'07" West 123.07 feet and on the arc of a curve to the left (radius equals 1200.00 feet and central angle equals 17°00'20") 356.16 feet to a point on the North line of said Section 35; thence East 3923 feet, more or less, to the East 1/16 corner common to Section 26, Township 37 South, Range 11 1/2 East of the Willamette Meridian, and said Section 35; thence South 1320 feet, more or less, to the Northeast 1/16 corner said Section 35; thence West 1320 feet, more or less to the C-N 1/16 corner of said Section 35; thence South 3553 feet, more or less, to the point of beginning, with bearings based on the Oregon Coordinate Reference System for the Bend - Klamath Falls Zone.

EXCEPTING THEREFROM all that portion conveyed to the Oregon-California and Eastern Railway Company by deeds recorded July 9, 1919 in Volume 51 at Page 409 and recorded November 4, 1927 in Volume 79 at Page 56, Deed Records Klamath County, Oregon.

The true consideration for this conveyance is \$to convey 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.

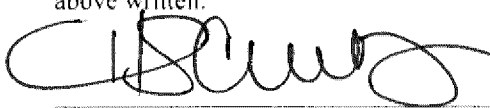
In Witness Whereof, the grantor has executed this instrument this 12 day of Dec. 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Steven Vincent Bodnar

State of Oregon } ss
County of Klamath }

On this 12 day of December, 2022, before ~~me~~, Heather Sciurba a Notary Public in and for said state, personally appeared Steven Vincent Bodnar, 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 Falls OR
Commission Expires: 11/21/2025

