



THIS SPACE RESERVED FOR F

Jessica Reid

5808 Burgdorf RD

Bonanza OR 97623

Grantor's Name and Address

Jessica Reid and Jacob Reid

5808 Burgdorf Rd.

Bonanza, OR 97623

Grantee's Name and Address

After recording return to:

Jessica Reid and Jacob Reid

5808 Burgdorf Rd.

Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:
Jessica Reid and Jacob Reid
5808 Burgdorf Rd.
Bonanza, OR 97623

File No. 579434AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Jessica Reid

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

Jessica Reid and Jacob Reid, 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:

A tract of land situated in the E1/2 of Section 19, Township 39' South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

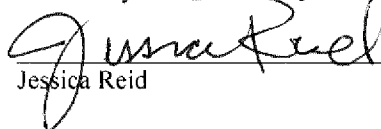
Beginning at a 5/8 inch iron pin on the West line of the SE1/4 NE1/4 of said Section19, said point being South 00° 14' 14" West 834.00 feet from the Northwest corner of the SE1/4 NE1/4 of said Section 19; thence South 00° 14' 14" West along the West line of the SE1/4 NE1/4 of said Section 19, 1143.37 feet to a 5/8 inch iron pin on the Northwesterly right of way line of the County Road; thence North 54° 41' 11" East along said line, 137.11 feet to a 5/8 inch iron pin; thence Northeasterly along said line on the arc of a curve to the left (Central Angle= 33° 30' 59" and Radius 470 feet) 274.94 feet to a 5/8 inch iron pin; thence North 21° 10' 12" East along said line 135.34 feet to a 5/8 iron pin; thence Northeasterly along said line on the arc of a curve to the right (Central Angle= 13° 05' 57" and radius 1250 feet) 285.78 feet to a 5/8 inch iron pin; thence North 34° 16' 09" East along said line 118.57 feet to a 5/8 inch iron pin; thence Northeasterly along said line on the arc of a curve to the left (Central Angle= 43° 14' 46" and radius 470 feet) 354.75 feet to a 5/8 inch iron pin; thence North 8° 58' 37" West along said line 60.66 feet to a 5/8 inch iron pin; thence South 87° 38' 41" West 588.86 feet to the point of beginning.

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 3 day of March 2023, 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.



Jessica Reid

State of Oregon } ss
County of Klamath }

On this 3 day of March, 2023, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Jessica Reid, 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

