

DEAN MAGA
2281 Alivia Way
Reno, NV 89521
Grantor's Name and Address

DEAN J. MAGA, Trustee
MARTHA MEDINA-MAGA, Trustee
2281 Alivia Way
Reno, NV 89521
Grantee's Name and Address

After recording, return to:
SCHNEIDER RASCHE LLC
2455 NW Marshall Street, Suite 11
Portland, OR 97210

Until requested otherwise, send all tax statements to:
DEAN J. MAGA, Trustee
MARTHA MEDINA-MAGA, Trustee
2281 Alivia Way
Reno, NV 89521

2023-001789
Klamath County, Oregon



03/15/2023 12:05:54 PM

Fee: \$97.00

BARGAIN AND SALE DEED

DEAN MAGA, Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey all of his interest unto DEAN J. MAGA, and MARTHA MEDINA-MAGA, Trustees, or their successors in interest, of the MAGA LIVING TRUST, dated December 3, 2003 and any amendments thereto, Grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Klamath County, Oregon, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Easements, conditions, and restrictions of record on file with the County of Klamath.

The true consideration for this conveyance is \$ FOR ESTATE PLANNING FOR GRANTORS BENEFIT (Here, comply with the requirements of ORS 93.030.)

DATED Feb. 16, 2023

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.

DEAN MAGA

STATE OF Nevada, County of Washoe)ss.

This instrument was acknowledged before me on Feb. 16, 2023, by Dean Maga.

Notary Public for Nevada

My commission expires July 30, 2025

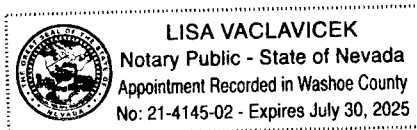


EXHIBIT "A"

PARCEL 1:

The following described real property situate in Klamath County, Oregon.

A parcel of land being a portion of the SE1/4 NE1/4 and the NE/14 SE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Chelsea Addition which point is on the Westerly line of Quarry St., produced, and which point is North 0°6' East 162.95 feet, and West 234.2 feet from the 1/4 corner common to Section 19 and 20, Township 38 South, Range 9 East of the Willamette Meridian; thence West along the South line of said Chelsea Addition, 225 feet to the center line of Chelsea Street, produced; thence South 0°6' West along the center line of Chelsea Street, produced, 344.16 feet more or less, to the right-of-way line of Southern Pacific Railroad Company; thence along said right-of-way South 56°47' East 125.25 feet; thence South 62°42' East 135.06 feet more or less, to the Westerly line of Quarry Street, produced; thence North 0°06' East, along the said Westerly line of Quarry Street, produced, 474.7 feet more or less, to the point of beginning,

SAVING AND EXCEPTING THE FOLLOWING TWO PARCELS

Beginning at a point on the South line of Chelsea Addition to the City of Klamath Falls, Oregon, said point being the Intersection of said South line and the Southerly prolongation of the Westerly right of way line of Quarry Street; thence West 120.00 feet along said South line; thence South 00°06'00" West 50.00 feet; thence East 120.00 feet, along a line parallel with and 50 feet Southerly from the South line of Chelsea Addition, to the Westerly right of way line of Quarry Street; thence North 00°06'00" East 50.00 feet to the point of beginning.

Commencing at a point on the South line of Chelsea Addition to the City of Klamath Falls, Oregon, said point being the intersection of said South line and the Southerly prolongation of the centerline of Chelsea Street; thence South 00°06'00" West 344.16 feet more or less to the right of way line of the Southern Pacific Railroad Company; thence along said right of way line South 56°47' East 85.78 feet to the true point of beginning; thence North

33°43'05" East 182.97 feet more or less to the Westerly right of way line of Quarry Street, (50 feet in width, being 25 feet on each side of the centerline of the road as now traveled and existing); thence Southeasterly along said Westerly right of way line to its intersection with right of way line of the Southern Pacific Railroad Company; thence North 62°43' West 162.00 feet along said right of way line; thence North 56°47' West 39.48 feet along said right of way line to the true point of beginning.

PARCEL 2:

A parcel of land being a portion of the SE1/4 NE1/4 and the NE1/4 SE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Commencing at a point on the South line of Chelsea Addition to the City of Klamath Falls, Oregon, said point being the intersection of said South line and the Southerly prolongation of the centerline of Chelsea Street; thence South 00°06'00" West 344.16 feet more or less to the right of way line of the Southern Pacific Railroad Company; thence along said right of way line South 56°47' East 85.78 feet to the true point of beginning; thence North 33°43'05" East 182.97 feet more or less to the Westerly right of way line of Quarry Street, (50 feet in width, being 25 feet on each side of the centerline of the road as now traveled and existing); thence Southeasterly along said Westerly right of way line to its intersection with right of way line of the Southern Pacific Railroad Company; thence North 62°43' West ~~162.00~~^{135.08} feet along said right of way line; thence North 56°47' West 39.48 feet along said right of way line to the true point of beginning.

PARCEL 3:

A parcel of land situated in the SE1/4 NE1/4 and the NE1/4 SE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

All of the following described parcel lying West of the Westerly line of Quarry Street. Starting at the quarter corner on Section line between Sections 19 and 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 162.95 feet; thence West 846.9 feet; thence along the Northeasterly right of way of the Southern Pacific Railroad to Kirk, South and Easterly the following true courses; South 42°24' East 145 feet; South 46°24' East 100 feet; South 50°31' East 200 feet; South 56°47' East 200 feet; South 62°42' East 400 feet; thence

North 438.05 feet along property line of Clara Frankfort to the quarter corner on Section line between Sections 19 and 20 to the point of beginning.

EXCEPTING THERFROM a portion of the SE1/4 NE1/4 and the NE1/4 SE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Chelsea Addition which point is on the Westerly line of Quarry Street, produced, and which point is North 0°6' East 162.95 feet and West 234.2 feet from the 1/4 corner common to Sections 19 and 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West along the South line of said Chelsea Addition 225 feet to the center line of Chelsea Street, produced; thence South 0°6' West along the center line of Chelsea Street, produced 344.16 feet, more or less, to the right of way line of the Southern Pacific Railroad Company; thence along said right of way South 56°47' East 125.25 feet; thence South 62°42' East 135.06 feet, more or less, to the Westerly line of Quarry Street, produced, thence North 0°06' East, along the said Westerly line of Quarry Street, produced, 474.7 feet, more or less, to the point of beginning.