

Returned at Counter

THIS SPACE RESERVED FOR REC

2023-001856

Klamath County, Oregon



00312613202300018560030039

03/17/2023 01:13:25 PM

Fee: \$92.00

Graciela Ramirez Ramirez

23643 Adams Point Road

Merrill, OR 97633

Grantor's Name and Address

Andres Rafael Vidrio

23643 Adams Point Road

Merrill, OR 97633

Grantee's Name and Address

After recording return to:

Andres Rafael Vidrio

23643 Adams Point Road

Merrill, OR 97633

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

Andres Rafael Vidrio

23643 Adams Point Road

Merrill, OR 97633

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Graciela Ramirez Ramirez**,

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

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 LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

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.

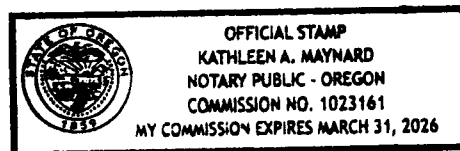
In Witness Whereof, the grantor has executed this instrument this 12 day of February, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Graciela Ramirez Ramirez

State of Oregon} ss
County of Klamath}

On this 12 day of February, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Graciela Ramirez Ramirez, 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
Commission Expires: March 31, 2026



Legal Description
Exhibit "A"

A piece or parcel of land situated in the SW1/4 SW1/4 of Section 11, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin at the intersection of the Southwesterly right of way line of the Burlington Northern Railroad and the East right of way line of the Adams Point Road; as the same is presently located and constructed, from which the monument marking the Southwest corner of Section 11, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, bears 89°57'10" West 30.00 feet and South 0°02'50" West 726.95 feet distant; thence South 61°34'10" East along the Southwesterly right of way line of said railroad 389.7 feet to a point; thence along a circular curve to the left (having central angle of 0°40'40" a radius of 5929.65 feet and a long chord which bears South 61°54'34" East 70.38 feet) a distance of 70.4 feet to a 5/8 inch iron pin; thence South 89°41' West along an existing fence 405.00 feet to a 5/8 inch iron pin on the East right of way line of the Adams Point Road; thence North 0°02'50" East along said right of way 221.0 feet to the point of beginning.