

Returned at Counter

THIS SPACE RESERVED FOR RE

2023-002032

Klamath County, Oregon



00312836202300020320040044

03/24/2023 01:10:13 PM

Fee: \$97.00

Maureen Leitzke, Trustee of the
Maureen Leitzke Revocable Trust uad 04-18-2019

4379 Ferrier Ave

Klamath Falls, OR 97601

Grantor's Name and Address

Garrett M. Campbell

PO Box 453

Keno, OR 97627

Grantee's Name and Address

After recording return to:

Garrett M. Campbell

PO Box 453

Keno, OR 97627

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

Garrett M. Campbell

PO Box 453

Keno, OR 97627

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Maureen Leitzke, Trustee of the Maureen Leitzke Revocable Trust, uad 04-18-2019,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Garrett M. Campbell,**

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:

Parcel 1 of LAND PARTITION 09-17, Replat of Parcel 3 of LP 2-08 located in the SE¼ Section 36, T. 39S., R. 7E.W.M., and NE¼ Section 1, T 40S., R7 E.W.M. Klamath County, Oregon, recorded in 2017 - 12919

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.

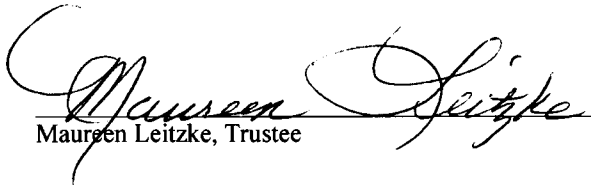
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

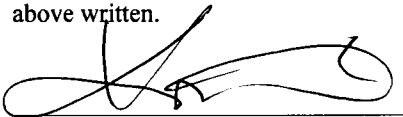
In Witness Whereof, the grantor has executed this instrument this 24 day of March, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Maureen Leitzke Revocable Trust uad 04-18-2019

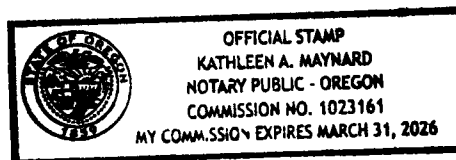

Maureen Leitzke, Trustee

State of Oregon} ss
County of Klamath}

On this 24th day of March, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Maureen Leitzke, 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

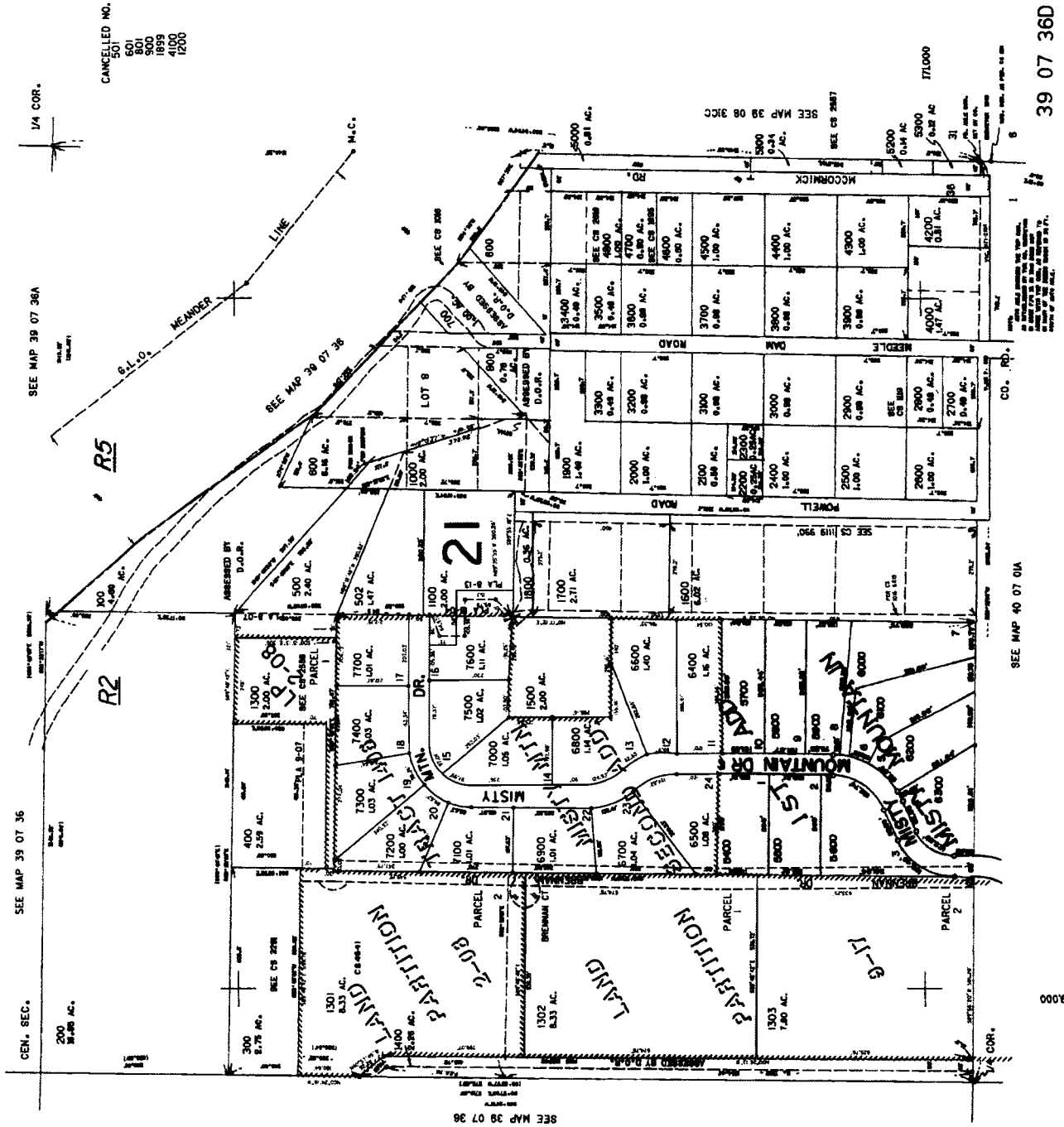


REVISED 11-16-2017
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SE1/4 SEC. 36 T.39S. R.07E. W.M.
KLAMATH COUNTY

39 07 36D

1" = 200'



39 07 36D

SURVEYOR'S CERTIFICATE

I, DANIEL J. O'CONNOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE PARTITIONED, PLATTED, AND CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN AS LAND PARTITION 09-17, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, BEING THE SAME TO BE SURVIVED AND PLATTED AS SHOWN, TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

PARCEL 3 OF LAND PARTITION 02-08, RECORDED NOVEMBER 26, 2008 IN DOCUMENT 2008-015861.

Daniel J. O'Connor
 DANIEL J. O'CONNOR
 11/2/2017
 DATE

NARRATIVE

THIS SURVEY WAS COMPLETED AT THE REQUEST OF BARRY D. BRENNAN. THE PURPOSE OF THIS LAND PARTITION IS TO RE-PLAT PARCELS AS SHOWN HEREON. THE EXTERIOR BOUNDARY WAS HELD AS MONUMENTED ON SAID LAND PARTITION. THE NEW BOUNDARY WAS MONUMENTED BY HOLDING EXISTING MONUMENTS. EQUIPMENT USED FOR THIS SURVEY WAS A TRIMBLE 5800 GPS RECEIVER AND TRIMBLE TSC2 CONTROLLER.

THE BASIS OF BEARING FOR THIS SURVEY IS LAND PARTITION 02-08.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES, INTEREST, PENALTIES, ASSESSMENTS, FEES OR OTHER CHARGES REQUIRED BY O.R.S. 92.008 HAVE BEEN PAID.

COUNTY TAX COLLECTOR
 11/2/17
 DATE

LAND PARTITION 09-17

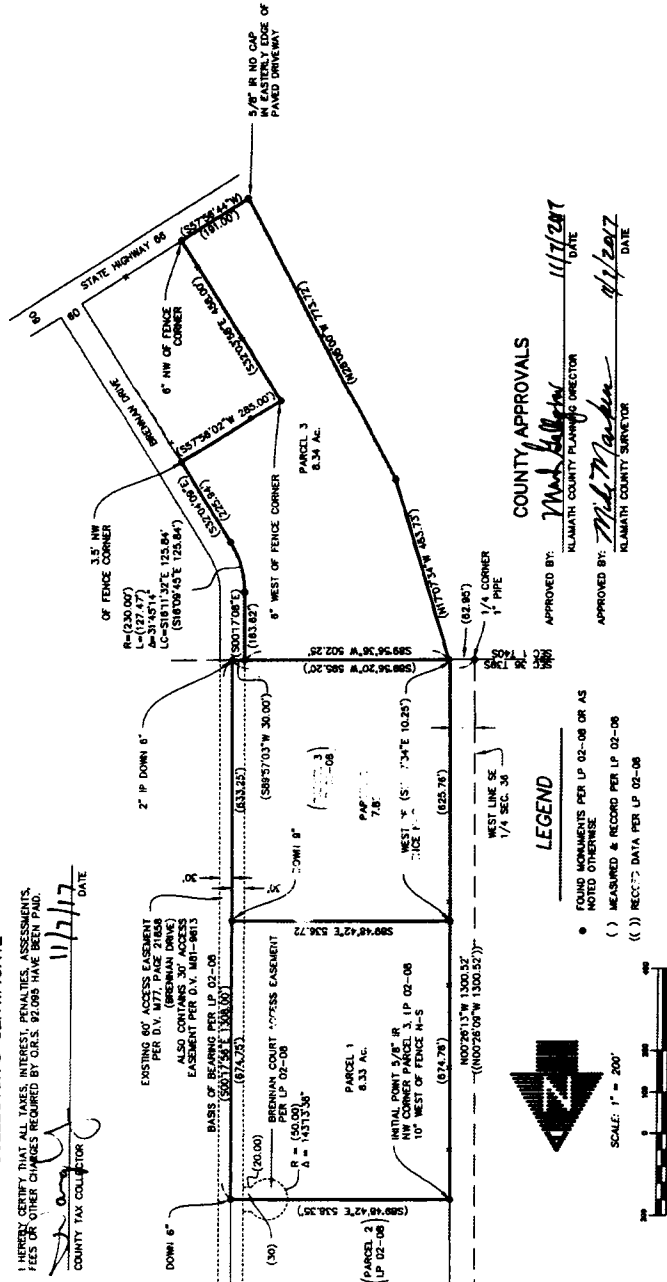
FOR MAUREEN V. LEITZKE, PATRICK J. BRENNAN, & BARRY D. BRENNAN

REPLAT OF PARCEL 3 OF LP 2-08
 LOCATED IN THE SE 1/4 SECTION 36, T.39S., R.7E.W.M., AND
 NE 1/4 SECTION 1, T.40S., R.7E.W.M.
 KLAMATH COUNTY, OREGON

EASEMENTS

IN ADDITION TO THOSE SHOWN HEREON, THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS SPECIFICALLY LOCATED FROM RECORD DATA (VOLUME AND PAGE) REFERS TO DEED RECORDS OF KLAMATH COUNTY, OREGON:

1. 20'-0" OF-WAY EASEMENT BENEFITING PACIFIC POWER AND LIGHT COMPANY PER VOLUME 64, PAGE 440, RECORDED APRIL 6, 1928, NOT PLATTABLE.
2. 10'-0" OF-WAY EASEMENT BENEFITING PACIFIC POWER AND LIGHT COMPANY PER VOLUME 640, PAGE 1824S, RECORDED OCTOBER 6, 1960, NOT PLATTABLE.



COUNTY APPROVALS

APPROVED BY: *Mark Sullivan*
 KLAMATH COUNTY PLANNING DIRECTOR
 DATE: 11/1/2017
 APPROVED BY: *Mike Macken*
 KLAMATH COUNTY SURVEYOR
 DATE: 9/1/2017

FILED FOR RECORD THIS 9th DAY OF November, 2017.

Roselle Long
 COUNTY CLERK
 BY DEPUTY *Dino Kember*

SHEET 1 OF 1

DECLARATION

WE, PATRICK JAMES BRENNAN, MAUREEN V. LEITZKE, AND BARRY DEAN BRENNAN, ARE THE PERSONS WHO HAVE CAUSED THE PARTITION 09-17, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT WE DID CAUSE THE SAME TO BE SURVIVED AND PLATTED AS SHOWN, TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

Patrick James Brennan
 PATRICK JAMES BRENNAN
Maureen V. Litzke
 MAUREEN V. LEITZKE
Barry Dean Brennan
 BARRY DEAN BRENNAN

STATE OF (OREGON) } SS
 COUNTY OF (WASHINGTON) }

BE IT REMEMBERED THAT ON THIS 30th DAY OF October 2017, PERSONALLY APPEARED BEFORE ME PATRICK JAMES BRENNAN WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL NOTARY SEAL THIS DAY AND DATE WRITTEN ABOVE.

COMMISSION NO. 955200
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES 10/24/20
Cristal Young

STATE OF (OREGON) } SS
 COUNTY OF (KLAMATH) }

BE IT REMEMBERED THAT ON THIS 2nd DAY OF May, 2017, PERSONALLY APPEARED BEFORE ME MAUREEN V. LEITZKE WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL NOTARY SEAL THIS DAY AND DATE WRITTEN ABOVE.

COMMISSION NO. 945179
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES 12/16/19
Quinn K. Brown

STATE OF (OREGON) } SS
 COUNTY OF (KLAMATH) }

BE IT REMEMBERED THAT ON THIS 2nd DAY OF May, 2017, PERSONALLY APPEARED BEFORE ME BARRY DEAN BRENNAN WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL NOTARY SEAL THIS DAY AND DATE WRITTEN ABOVE.

COMMISSION NO. 945179
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES 12/16/19
Quinn K. Brown



ADKINS

CONSULTING
 ENGINEERING, LLP
 2800 Shiloh Way, Klamath Falls, Oregon 97603 • (541) 884-4668 • FAX (541) 884-3330
 Oregon • California
 10/27/17
 FINAL LP 009-17
 3465-01

2017-12919