



After recording return to:
Elizabeth Giden
12575 Highway 66
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Elizabeth Giden
12575 Highway 66
Klamath Falls, OR 97601

File No.: 7161-4148138 (SA)
Date: March 27, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

This Document may be executed in any number of counterparts and each of such counterparts shall be deemed to be an original, and shall together constitute one and the same instrument.

Alexander Giden and Elizabeth Giden, as tenants in common, Grantor, conveys to Elizabeth Giden and Roger Lee Ries, II and Kimberley Ries all not as tenants in common, but with rights of survivorship, Grantee, the following described real property:

The land referred to in this report is described in Exhibit A attached hereto.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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

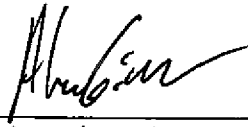
APN: **501610**

Bargain and Sale Deed
- continued

File No.: **7161-4148138 (SA)**
Date: **03/27/2024**

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.

Dated this 11 day of April, 2024.

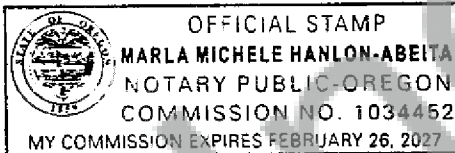


Alexander Giden

Elizabeth Giden

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 11 day of April, 2024
by **Alexander Giden**.




Notary Public for Oregon
My commission expires: 2/26/2027

STATE OF Oregon)
County of _____)ss.

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Elizabeth Giden**.

Notary Public for Oregon
My commission expires:

APN: **501610**

Bargain and Sale Deed
- continued

File No.: **7161-4148138 (SA)**
Date: **03/27/2024**

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.

Dated this 10 day of April, 2024.

Alexander Giden

Elizabeth Giden
Elizabeth Giden

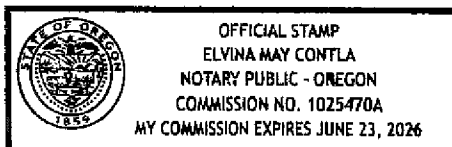
STATE OF Oregon)
County of _____) ss.

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Alexander Giden**.

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 10 day of April, 2024
by **Elizabeth Giden**.



Elvina May Contla
Notary Public for Oregon
My commission expires: 6/23/26

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A PARCEL OF LAND LYING IN SECTION 29 AND 32, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, BEING A PORTION OF THAT REAL PROPERTY DESCRIBED ON PAGE 659 VOLUME 259, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A STEEL STAKE SET IN A MOUND OF STONE, WHICH STAKE MARKS THE NORTHEAST CORNER OF THE SE1/4 SW1/4 SECTION 29; THENCE SOUTH 89° 19.9' EAST 1326.07 FEET ALONG A WELL ESTABLISHED FENCE LINE TO A FENCE CORNER, WHICH FENCE CORNER IS THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0° 53' WEST, 471.75 FEET ALONG A WELL ESTABLISHED FENCE LINE TO A FENCE CORNER; THENCE NORTH 79° 07' WEST, 18.53 FEET TO A FENCE CORNER; THENCE SOUTH 0° 53' WEST 907 FEET ALONG A WELL ESTABLISHED FENCE LINE TO A FENCE CORNER; THENCE SOUTH 49° 07' EAST 23.82 FEET TO A FENCE CORNER; THENCE SOUTH 0°53' WEST 1422.99 FEET ALONG A WELL ESTABLISHED FENCE LINE TO A STEEL STAKE; THENCE SOUTH 72° 14.4' WEST 157.54 FEET TO A STEEL STAKE; THENCE SOUTH 0° 53' WEST 200 FEET MORE OR LESS TO A STEEL STAKE WHICH LIES ON THE NORTHERLY RIGHT OF WAY LINE OF OREGON HIGHWAY 66 AS CONSTRUCTED; THENCE NORTH 72° 56.4' EAST, 444.5 FEET ALONG SAID HIGHWAY RIGHT OF WAY LINE TO A FENCE CORNER; THENCE NORTH 0° 59.7' EAST, 2928.52 FEET ALONG A WELL ESTABLISHED FENCE LINE AND LINE EXTENDED TO A STEEL STAKE; THENCE NORTH 89° 19.9' WEST 279.32 FEET TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

A.P.N.: 501610