

2024-010232

Klamath County, Oregon

AFTER RECORDING, RETURN TO:
Mika N. Bair
Blain Law, LLC
517 Main Street
Klamath Falls OR 97601



00336068202400102320040047

11/25/2024 10:27:16 AM

Fee: \$97.00

SEND TAX STATEMENTS TO:
Benjamin H. Butcher
3974 67th Street SW
Pequot Lakes MN 56472

BARGAIN AND SALE DEED

Barbara S. Kaufman, Grantor, conveys to Benjamin H. Butcher, Grantee, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Klamath County Tax Lot No. R-3711-03200-01900 and Parcel No. 582792.
consisting of 11.88 acres.

More commonly referred to as 29559 Wood Chuck Lane, Bonanza, Oregon.

The consideration paid for this transfer is \$176,000.

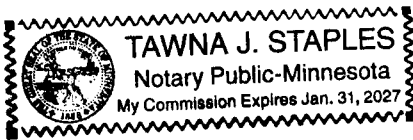
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Barbara S. Kaufman
Barbara S. Kaufman

State of Minnesota, County of Cass ss.

This instrument was acknowledged before me this 14th day of November 2024 by Barbara S. Kaufman.



Tawna J. Staples
Notary Public for Minnesota
My Commission expires: 01-31-2027

EXHIBIT "A"
LEGAL DESCRIPTION

The SE1/4 of the SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the following described parcels:

A

That parcel of property conveyed to Stephen Delbert Morgan and Valerie Jean Morgan, husband and wife, by deed recorded October 12, 1976 in Volume M76, page 20183, Microfilm Records of Klamath County, Oregon, described as follows:

The E1/2 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT the North 100 feet thereof.

B

That parcel of property conveyed to Ralph Lowell Williams and Victoria Diane Williams, husband and wife, by deed recorded November 21, 1975 in Volume M75, page 14694, Microfilm Records of Klamath County, Oregon, described as follows:

The SW1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County; EXCEPT the East 150 feet of the South 30 feet thereof.

C

That parcel of property conveyed to Martha L. Morrison by deed recorded April 7, 1977 in Volume M77, page 5786, Microfilm Records of Klamath County, Oregon, described as follows:

The S1/2 NW1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT the East 100 feet thereof.

D

That parcel of property conveyed to Patricia Merrifield by deed recorded April 7, 1977 in Volume M77, page 5787, Microfilm Records of Klamath County, Oregon, described as follows:

The N1/2 NW1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT the East 100 feet thereof.

E

That parcel of property conveyed to American Savings and Loan Association, a Federal Association, dba Willamette Savings and Loan Association by deed recorded July 14, 1988 in Volume M88, page 11137, Microfilm Records of Klamath County, Oregon, described as follows:

A portion of the E1/2 E1/2 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the SE corner of said Section 32 and running along the Easterly section line North 00°12'42" West 563.25 feet to the True Point of Beginning; thence running North 89°35'57" West 280.67 feet; thence North 00°15'10" West 155.16 feet; thence South 89°35'57" East 280.78 feet to the Easterly line of Section 32; thence South 00°12'42" East 155.16 feet to the True Point of Beginning.

F

East 150 feet of the South 30 feet of the SW1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

G

That parcel of property conveyed to Ronald Glen Bockelman, Sr. and Barbara Kellogg Bockelman, husband and wife by deed recorded December 30, 1976 in Volume M76, page 20997, Microfilm Records of Klamath County, Oregon, described as follows:

The W1/2 of the SE1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT the North 100 feet thereof.

Said parcel first above described TOGETHER WITH an easement for ingress and egress over the Easterly 30 feet of Lot 21, Block 28, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, as granted by instrument recorded September 20, 1968 in Volume M68, page 8543, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress as granted by instrument recorded July 14, 1988 in Volume M88, page 11147, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress as granted by instrument recorded February 8, 1989 in Volume M89, page 2502, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at a point 330.27 feet North 89°29'55" West and 131.89 feet North 00°15'10" West of the SE corner of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; running thence North 00°15'10" West 430.78 feet; thence South 89°35'57" East 30.00 feet; thence South 00°15'10" East 430.83 feet; thence South 89°29'55" West 30 feet to the point of beginning.

AND TOGETHER WITH an easement for ingress and egress over the South 30 feet of the East 150 feet of the SW1/4 SE1/4 SE1/4 of said Section 32, Township 37 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress over the West 30 feet of the South 131.89 feet of the SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.