

Returned at Counter

**After recording, return to:**  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**  
Walter G. Seput and Sara J. Morris,  
Trustees of the Seput Family Trust  
P.O. Box 1004  
Chiloquin, OR 97624

**Grantor:**  
Seput Ranches, LLC  
P.O. Box 1004  
Chiloquin, OR 97624

**Grantees:**  
Walter G. Seput and Sara J. Morris,  
Trustees of the Seput Family Trust  
P.O. Box 1004  
Chiloquin, OR 97624

2025-001465  
Klamath County, Oregon



02/28/2025 02:02:39 PM

Fee: \$87.00

BARGAIN AND SALE DEED

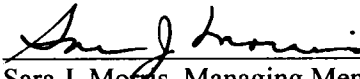
Seput Ranches, LLC, an Oregon limited liability company, Grantor, conveys to Walter G. Seput and Sara J. Morris, Trustees of the Seput Family Trust, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

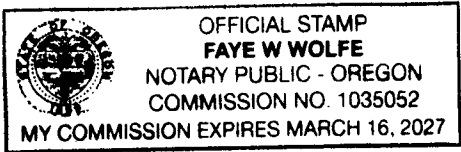
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

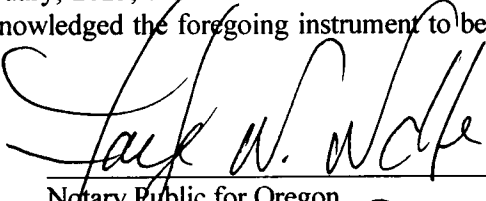
DATED this 28 day of February, 2025.

  
Sara J. Morris, Managing Member  
of Seput Ranches, LLC, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

Personally appeared before me this 28 day of February, 2025, the above-named Sara J. Morris, Managing Member of Seput Ranches, LLC, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:



  
Notary Public for Oregon  
My Commission expires: 3.16.27

## EXHIBIT A

### PARCEL 1

Lots 1 and 2 in Block 1 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 2/88th interest in the following described land, 2 parcels being A and B situated in Government Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

### PARCEL A

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

### PARCEL B

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; and running thence North 89° 42' 15" East 400.00 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

### PARCEL 2

A parcel of land situated in the NW1/4 of the NW1/4 of the NW1/4 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Section 14; thence South along the Section line between Sections 14 and 15 to the Southeast corner of Lot 2 in Block 1 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence due East to the West line of property deeded to John Schoonover by deed recorded in Deed Records M69 at page 5721, thence Northwesterly to a point on the North line of Section 14, said point being 60 feet from the Northwest corner of Section 14; thence Westerly a distance of 60 feet to the point of beginning.

### PARCEL 3

The E1/2 of SE1/4, SW1/4 of SE1/4 of Section 10, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

### PARCEL 4

A strip of land sixty feet in width, measured at right angles to and along the West line of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon said West line being more particularly described as follows:

Beginning at a point on the West line of said Section 11, said point being Southerly 800.00 feet from the Northwest corner of the SW1/4 SW1/4 of said Section 11; thence Southerly to the South line of said Section 11.

Tax Account No.:3407-01SAA-00100-000	Key No: 190858
Tax Account No.:3407-01SAA-00200-000	Key No: 190867
Tax Account No.:3407-01SBB-00600-000	Key No: 192268
Tax Account No.:3407-01SBA-02500-000	Key No: 192062
Tax Account No.:3407-014BB-00300-000	Key No: 190493
Tax Account No.:3407-01000-00300-000	Key No: 774264
Tax Account No.:3407-01000-00400-000	Key No: 188399
Tax Account No.:3407-01000-00400-000	Key No: 752000
Tax Account No.:3407-01100-01500-000	Key No: 190322