

2025-001516

Klamath County, Oregon

03/03/2025 03:02:01 PM

Fee: \$92.00

Gary Buehler, Affiant for the Estate of Karl Buehler Jr.

1203 21St St

Hood River, OR 97031

Grantor's Name and Address

Gary Buehler

1203 21St St

Hood River, OR 97031

Grantee's Name and Address

After recording return to:

Gary Buehler

1203 21St St

Hood River, OR 97031

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

Gary Buehler

1203 21St St

Hood River, OR 97031

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Gary Buehler, Affiant for the Estate of Karl Buehler Jr.,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto **Gary Buehler,**

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 Probate Case 24PB08263.

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

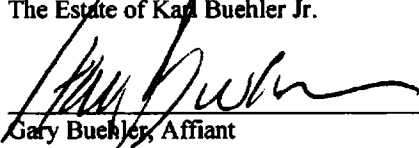
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 3 day of March, 2025; 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.

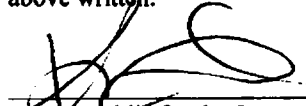
The Estate of Karl Buehler Jr.



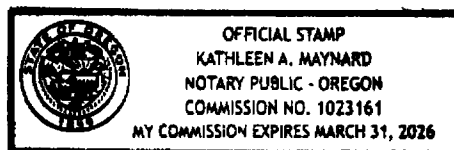
Gary Buehler, Affiant

State of Oregon} ss
County of Klamath}

On this 3^d day of March, 2025, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Gary Buehler, Affiant for the Estate of Karl Buehler Jr., 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'

52570 Hwy 62

A portion of Government Lot 1 being a portion of the NE1/4 NE1/4, of Section 21, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point 1018 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon; thence West 200 feet; thence South 100 feet; thence East 200 feet; thence North 100 feet to the place of beginning.

52526 Hwy 62

Commencing 30 feet North and 30 feet West of the Southeast corner of the NE1/4NE1/4 of Section 21, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon; thence West 170 feet and North 115 feet to the point of beginning; thence North 70 feet; thence East 170 feet to the West line of Main Street (Crater Lake Highway); thence South 70 feet; thence West 170 feet to the point of beginning.