

Jerry Lynn Stewart  
1939 Logan St  
Klamath Falls, OR 97603

Grantor's Name and Address

James B. Smith and Darla K. Smith  
28602 Hwy 70  
Bonanza, OR 97623

Grantee's Name and Address

After recording return to:  
James B. Smith and Darla K. Smith  
28602 Hwy 70  
Bonanza, OR 97623

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

James B. Smith and Darla K. Smith  
28602 Hwy 70  
Bonanza, OR 97623

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Jerry Lynn Stewart**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **James B. Smith and Darla K. Smith, as Tenants by the Entirety**,

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 \$7,000.00.  
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 31<sup>st</sup> 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.

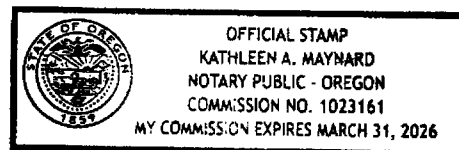
  
Jerry Lynn Stewart

State of Oregon} ss  
County of Klamath}

On this 31<sup>st</sup> day of March, 2025, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared **Jerry Lynn Stewart**, 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"

A tract of land located in the NW1/4 of SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the Southwest corner of Tax Lot 22 which is the point of beginning; thence South 23°11'30" East 326.70 feet to a point on the inlet of the Horsefly Ditch at the Westerly line of Lost River; thence along the meander line to a point that is 90.0 feet more or less South 57°0' East of a point 340.0 feet South of the point of beginning; thence North 57°0' West 90.0 feet; thence North 340.0 feet to the point of beginning. Excepting therefrom that portion deeded to Horsefly Irrigation in Deed Volume M75, Page 8011.

TOGETHER WITH the following described property:

Commencing at the Southwest Corner of Tax Lot 22, being the intersection of the east right of way of Lost Ave and the South right of way of the Horsefly Irrigation Canal; thence, along the East right of way of Lost Ave, South 00°19'47" East, 180.27 feet to the Point of Beginning; thence leaving said right of way and along the north line of that property described in Deed Vol. M75 Page 8011, South 56°38'29" East, 129.93 feet to the West right of way of the Horsefly Irrigation Canal; thence along said west line, South 23°31'17" East, 36.60 feet to the Meander line of Lost River; thence along said Meander line, South 37°35'07" West, 30.08 feet; thence, leaving said Meander line, North 56°38'29" West, 125.04 feet to said East right of way of Lost Ave; thence, along said East right of way, North 00°19'47" West, 60.09 feet to the Point of Beginning.

Basis of Bearing is the Oregon Coordinate Reference System, Bend-Klamath Zone as shown on Property Line Adjustment 3-25.