

THIS SPACE RESERVED FOR RECORDER'S USE

2025-003128

Klamath County, Oregon

04/28/2025 03:32:01 PM

Fee: \$92.00

Trenton Von Smith, Affiant for the Estate of Barbara Jane Hein
585 Longacre Ln
Klamath Falls, OR 97601

Grantor's Name and Address

Trenton Von Smith
585 Longacre Ln
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Trenton Von Smith
585 Longacre Ln
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to

Trenton Von Smith
585 Longacre Ln
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Trenton Von Smith, Affiant for the Estate of Barbara Jane Hein,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Trenton Von Smith,

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"

The true and actual consideration paid for this transfer, stated in terms of dollars, is Probate Case No. 24PB09694. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

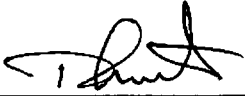
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 28 day of April, 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.

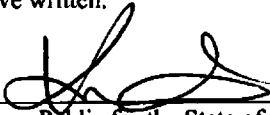
The Estate of Barbara Jane Hein



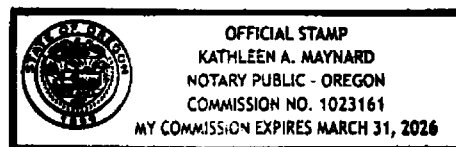
Trenton Von Smith, Affiant

State of Oregon} ss
County of Klamath}

On this 28th day of April, 2025, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Trenton Von Smith, Affiant for the Estate of Barbara Jane Hein, 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"**

Parcel 1

Beginning at the iron pin which marks the Northwest corner of the SW1/2 SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian and which also lies North along the quarter line a distance of 1333.2 feet from the iron axle which marks the 1/4 corner common to Sections 7 and 18, Township 38 South, Range 9, East of the Willamette Meridian, and running thence South 89 degrees 44' East along the forty line a distance of 372.5 feet to a point; thence South 59 degrees 53' West a distance of 561.5 feet to an iron pin; thence North 6 degrees 02' East a distance of 286.19 feet to a point on the fort line; thence South 89 degrees 39' East along the forty line a distance of 82.96 feet, more or less, to the point of beginning, said tract containing 1.5 acres, more or less, in the SW1/4 SE1/4 and SE1/4 and SW1/4 of Section 7, Township 38 South, Range 9, East of the Willamette Meridian.

APN 3809-007D0-00900

Parcel 2

Beginning at the iron pin which marks the Southeast corner of the NE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian and running thence North 89 degrees 39' West along the forty line a distance of 82.96 feet to a point; thence North 6 degrees 02' East a distance of 766.41 feet to a point; thence South 89 degrees 49' East a distance of 2.62 feet to a point on the quarter line; thence South along the quarter line a distance of 763.97 feet, more or less, to the point of beginning, said tract containing 0.75 acres, more or less, in the NE1/4 SW1/4 of Section 7, Township 38 South, Range 9, East of the Willamette Meridian.

APN 3809-007D0-00900

Parcel 3

Beginning at an iron pin which lies North a distance of 664.6 feet and South 59 degrees 53' West a distance of 77.2 feet from the iron axle which marks the 1/4 Section corner common to Section 7 and 18 of Township 38 South, Range 9 East of the Willamette Meridian and running thence continuing South 59 degrees 53' West a distance of 112 feet to an iron pin; thence North 6 degrees 02' East a distance of 481.7 feet to an iron pin; thence North 59 degrees 53' East a distance of 112 feet to an iron pin; thence South 6 degrees 02' West a distance of 481.7 feet, more or less, in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9, East of the Willamette Meridian.

APN 3809-007C0-01800

Parcel 4

Beginning on the iron pin which lies North a distance of 664.6 feet from the iron axle which marks the quarter section corner common to Section 7 and 18, Township 38 South, Range 9, East of the Willamette Meridian; thence South 59 degrees 53' West a distance of 77.2 feet; thence North 6 degrees 02' East a distance of 481.7 feet to an iron pin; thence North 59 degrees 53' East a distance of 112 feet; thence South 6 degrees 02' West a distance of 481.7 feet to an iron pin; thence South 59 degrees 53' West a distance of 34.8 feet to point of beginning, located in SE1/4 SW1/4 and SW1/4 SE1/4 of Section 7, Township 38 South, Range 9, East of the Willamette Meridian.

APN 3809-007D0-01000