

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at Counter

2025-005958

Klamath County, Oregon



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07/11/2025 04:05:10 PM

Fee: \$92.00

SPACE RESERVED
FOR
RECORDER'S USE

William L. Johnson

61541 Walker St.

Bly, OR 97622

Grantor's Name and Address

William L Johnson and

Jennifer Ashley Johnson

61541 Walker St., Bly, OR 97622

Grantee's Name and Address

After recording, return to (Name and Address):

William L Johnson and

Jennifer Ashley Johnson

PO BOX 307 Bly, OR 97622

Until requested otherwise, send all tax statements to (Name and Address):

William L Johnson and

Jennifer Ashley Johnson

PO BOX 307 Bly, OR 97622

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that William L Johnson

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

William L Johnson and Jennifer Ashley Johnson*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 Klamath County, State of Oregon, described as follows (*legal description of property*):

** See Attached **

* with rights of survivorship

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 5/1/2025; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

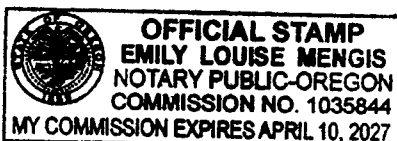
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 5/1/2025 by William L. Johnson

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Emily Louise Mengis
Notary Public for Oregon
My commission expires April 10, 2027

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

PARCEL 1:

Beginning at a point which is South 23°17' West 383.95 feet from the Northeast corner of Lot 6, Block 4, Bly, according to the duly recorded plat of said townsite; thence South 23°17' West 50 feet; thence North 88°47' West, 128.96 feet; thence North 1°13' East, 106.23 feet; thence South 66°43' East 159.42 feet, more or less, to point of beginning being a portion of Government Lot 1, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon

TOGETHER WITH that portion of the vacated alley, which inures by law thereto.

PARCEL 2:

The Easterly 25 feet of the following described property:

Beginning at a point on the Northerly line of Ager Street, which is South 23°17' West 433.95 feet and North 88°47' West 128.96 feet from the Northeast corner of Lot 6, Block 4, Bly; thence North 1°13' East 106.23 feet; thence North 66°43' West 53.95 feet; thence South 1°13' West 126.38 feet more or less to the Northerly line of Ager Street; thence along the Northerly line of Ager Street, South 88°47' East 50 feet to the point of beginning, being a portion of Government Lot 1, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Beginning at a point which lies South 23°17' West a distance of 170 feet and South 66°43' East a distance of 40 feet from the iron pin which marks the Southwest corner of Lot 1, Block 4, Town of Bly, and running thence; South 66°43' East along the Southerly right of way line of an unnamed street a distance of 260 feet to a point; thence South 23°17' West along the Westerly right of way line of an unnamed street a distance of 100 feet to a point; thence North 66°43' West along the Northerly right of way line of an unplatted alley a distance of 260 feet to a point; thence North 23°17' East a distance of 100 feet more or less to the point of beginning, in Government Lot 1, Section 3, Township 37 South, Range 14 East of the Willamette Meridian.

EXCEPTING THEREFROM

A tract of land situated in Government Lot 1, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South 23°17' West 170.00 feet and South 66°43' East 40.00 feet from the iron pin which marks the Southwest corner of Lot 1, Block 4, Town of Bly, and being the point of beginning of that tract of land described as Parcel 3 in Volume M-67 on page 7900 of the Klamath County Deed Records; thence South 22°18' East 28.00 feet; thence South 37°15' West 82.85 feet to the Southwesterly corner of said Parcel 3; thence North 23°17' East 100.00 feet to the point of beginning.

TOGETHER WITH that portion of the vacated alley, which inures by law thereto.