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07/18/2025 11:53:45 AM

Fee: \$97.00

AFTER RECORDING SEND TO:

Donald O. Costello
Costello Law Office, PC
P.O. Box 600
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:

Ronald C. LaFranchi and Kelly Reni LaFranchi
580 N. Central Blvd.
Coquille, Oregon 97423

CONSIDERATION: \$0 - Estate Planning

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS that Ron LaFranchi, hereinafter known as Grantor, does hereby grant, bargain, sell, and convey unto Ronald C. LaFranchi and Kelly Reni LaFranchi, as tenants by the entirety, the Grantees, their successors and assigns, all of the real property with the tenements, hereditaments, and appurtenances, situated in the County of Klamath, State of Oregon, bounded and described as follows, to-wit:

PARCEL 1:

A parcel of land shown as Parcel "C" on Record Survey No. 2570 platted by Raymond E. Oman on 14 November, 1977 on record with Klamath County Surveyor, and shown on County Tax Maps circa 1977 as Tax Lots 2409-3031-1200-1300, and -1400, and being a part of the OTLRR Depot Grounds, a part of the OTLRR Tracks and a part of Riverview Street vacated 8 May 1935 as shown on the original Plat of Crescent dated 1910, and lying Northwest of the present right of way line of U.S. Highway 97 which has absorbed Railroad Avenue, all situated in the NE 1/4 SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point along the Northwest right of way line of U.S. Highway 97, 50 feet from the centerline thereof and at the projected centerline of Jones Street; thence along said right of way line, South 38 degrees 58' 09" West 10.00 feet to a point, a railroad spike in the pavement; thence along a line at a right angle to said highway, North 51° 01' 51" West 261.66 feet to a point along the Southeast right of way line of the Klamath Northern Railroad and 50 feet from the centerline thereof, a #5X30 inch steel rod; thence along part

of a 1,932.29 foot radius curve left, the chord of which bears North 17° 44' 39" East 36.85 feet to a point, a #5X30 inch steel rod at the intersection of said railroad right of way and the centerline of Riverview Street vacated; thence along said vacated centerline North 38° 58' 09" East 130.65 feet to a point, a #5X30 inch steel rod being the Northwest corner of the Woodsman Motel Parcel; thence along said Motel Parcel, South 51° 01' 51" East 275.00 feet to a point along the Northwest right of way line of U.S. Highway 97 and 50 feet from the centerline thereof, a #5X48 inch steel rod; thence along said highway right of way, South 38° 58' 09" West 155.00 feet to the point of beginning.

PARCEL 2:

Parcel 2 of Land Partition 41-17, a Partition of the lands shown in Survey No. 2570 as described in Document No. 2017-010196 situated in the Northeast quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Being recorded on April 4, 2018 as document 2018-004085 records of the Klamath County Clerk.

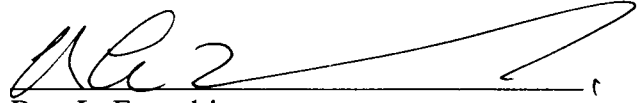
To Have and to Hold the same unto grantees and grantees' heirs, successors and assigns forever.

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

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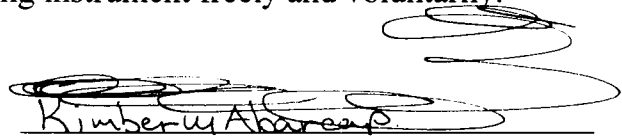
11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WITNESS my hand and seal this 11th day of July, 2025.


Ron LaFranchi

STATE OF OREGON)
) ss.
County of Coos)

On July 11th, 2025, before me personally appeared the above-named Ron LaFranchi, and acknowledged that he executed the foregoing instrument freely and voluntarily.


Notary Public for Oregon

