



THIS SPACE RESERVED FOR RECORDER'S USE

2025-009878

Klamath County, Oregon

11/04/2025 09:53:02 AM

Fee: \$92.00

Steven Wayne Bitzer and Kelsey Anne Bitzer and Mary Ann Putnam
2107 Old Fort Rd.

Klamath Falls, OR 97601

Grantor's Name and Address

Steven Wayne Bitzer and Kelsey Anne Bitzer and Mary Ann Putnam

2107 Old Fort Rd.

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Steven Wayne Bitzer and Kelsey Anne Bitzer and Mary Ann Putnam

2107 Old Fort Rd.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Steven Wayne Bitzer and Kelsey Anne Bitzer and Mary Ann Putnam
2107 Old Fort Rd.
Klamath Falls, OR 97601
File No. 1032113

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Mary Ann Putnam as to an undivided 1/3 interest and Steven Wayne Bitzer and Kelsey Anne Bitzer, Husband and Wife as to an undivided 2/3 interest, all with Rights of Survivorship,**

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

Steven Wayne Bitzer and Kelsey Anne Bitzer, as Tenants by the Entirety, and Mary Ann Putnam, all with Rights of Survivorship,

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:

A tract of real property in the NW1/4 SE1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that land recorded in Volume 260, page 278. Deed Records of Klamath County, Oregon and being more particularly described as follows:

Beginning at the intersection of the Easterly right of way boundary of the Old Fort Road (County Road), and the North boundary of the NW1/4 SE1/4 of said Section 22; thence East along said boundary 304.0 feet, more or less, to the Northeast corner of said NW1/4 SE1/4; thence South along the East boundary of same, a distance of 810 feet; thence West 647.0 feet, more or less, to the Easterly right of way boundary of aforesaid Old Fort Road (County Road); thence Northeasterly along said right of way boundary to the point of beginning.

he true consideration for this conveyance is to convey title.

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, Mary Ann Putnam, Steven Wayne Bitzer and Kelsey Anne Bitzer the grantors has executed this instrument this 30th day of October, 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.

Mary Ann Putnam

Mary Ann Putnam

Steven Wayne Bitzer

Steven Wayne Bitzer

Kelsey Anne Bitzer

Kelsey Anne Bitzer

State of Oregon } ss
 County of Klamath}

On this 30th day of October, 2025, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Mary Ann Putnam, Steven Wayne Bitzer and Kelsey Anne Bitzer, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Melissa Cook

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 3/7/26

