

Returned at Counter

2025-011275

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Klamath County Public Works
305 Main Street
Klamath Falls, OR 97601



00350772202500112750080089

12/17/2025 02:38:10 PM

Fee: \$122.00

GRANTOR:

Bauersfeld, James R and Christine R Living Trust
PO BOX 40
Beatty, OR 97621

GRANTEE:

Klamath County
305 Main Street
Klamath Falls, OR 97601

RIGHT OF WAY DEDICATION

Bauersfeld James R and Christine R Living Trust, Grantor, does hereby grant unto the County of Klamath, hereinafter called the "County", a perpetual right-of-way for street purposes on, over, and under the following described property for use as a public street all of the following described real property situated in Klamath County, Oregon:

- See attached Exhibit "A" Legal Description and;
- See attached Exhibit "B" Map Drawing for Legal Description

The true consideration of this conveyance is for **\$1,300.00**, the receipt of which is hereby acknowledged by GRANTOR.

The dedicated property shall only be used for public street purposes, which includes utilities.

And the GRANTOR warrants that 1) GRANTOR has marketable title to the property, 2) the County may peaceably enjoy the rights and benefits of this dedication, 3) there are no other interests in the property which conflict with the County's intended use of this dedication, 4) the property is free of encumbrances except those of which GRANTOR has notified the County, and 5) GRANTOR has the unrestricted right to dedicate the property without additional consent or permission.

Dated this 2nd day of DECEMBER, 2025.

GRANTOR:

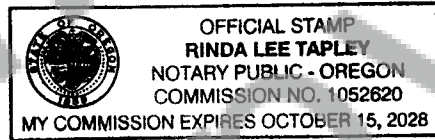
[Signature]
(Name)

[Signature]
(Name)

STATE OF Oregon)
)ss
County of Klamath)

This instrument was acknowledged before me on this 2nd day of December, 2025 by
Christine R. Bauersfield and James R. Bauersfield

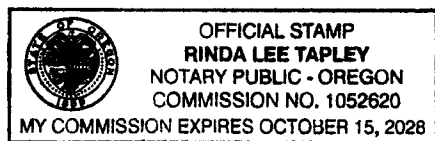
[Signature]
Notary Public for Oregon
My commission expires:



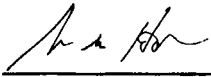
STATE OF Oregon)
)ss
County of Klamath)

This instrument was acknowledged before me on this 2nd day of December, 2025 by
Christine R. Bauersfield as James R. Bauersfield of
Wilks Ranch Oregon, LTD an inactive Texas Partnership.

[Signature]
Notary Public for Oregon
My commission expires:

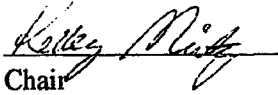
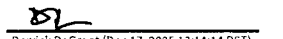


Approved as to Form



County Attorney

Accepted on behalf of Klamath County by the Klamath County Board of Commissioners


Chair
Derrick DeGroot (Dec 17, 2025 13:14:14 PST)
Commissioner

Out of office today
Commissioner

12/16/25
Date

12/16/25
Date

Date

Unofficial Copy

EXHIBIT "A"**TAXLOT 600 (PERMANENT EASEMENT FOR RIGHT OF WAY)**

A PARCEL OF LAND LYING IN THE NE1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THE SAID PARCEL BEING THAT PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED DOC NO. 2022-012547 OF THE KLAMATH COUNTY CLERK'S OFFICE; SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 3-1/2" ALUMINUM CAP MARKING THE NORTHEAST SECTION CORNER OF SAID SECTION 29, SAID NORTHEAST CORNER BEARS NORTH 89°50'44" EAST A DISTANCE OF 5310.10 FEET FROM THE 3-1/2" ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 85°48'52" WEST A DISTANCE OF 2172.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST LANGELL VALLEY ROAD, ROAD NO. 1211, SAID POINT BEING THE **POINT OF BEGINNING (1)**;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 73°52'36" EAST A DISTANCE OF 232.00 FEET TO A POINT, SAID POINT BEARING SOUTH 83°27'20" WEST A DISTANCE OF 1956.28 FEET FROM SAID NORTHEAST CORNER OF SECTION 29; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 16°07'24" WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY, NORTH 73°52'36" WEST A DISTANCE OF 72.00 FEET TO A POINT; THENCE NORTH 16°07'24" EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY, NORTH 73°52'36" WEST A DISTANCE OF 160.00 FEET TO A POINT; THENCE NORTH 16°07'24" EAST A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING (1)**.

THIS PARCEL OF LAND CONTAINS 3840 SQUARE FEET, MORE OR LESS.

TAXLOT 600 (TEMPORARY CONSTRUCTION EASEMENT)

A PARCEL OF LAND LYING IN THE NE1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THE SAID PARCEL BEING THAT PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED DOC NO. 2022-012547 OF THE KLAMATH COUNTY CLERK'S OFFICE; SAID PARCEL BEING THAT PORTION OF SAID PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 3-1/2" ALUMINUM CAP MARKING THE NORTHEAST SECTION CORNER OF SAID SECTION 29, SAID NORTHEAST CORNER BEARS NORTH 89°50'44" EAST A DISTANCE OF 5310.10 FEET FROM THE 3-1/2" ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 85°48'52" WEST A DISTANCE OF 2172.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST LANGELL VALLEY, ROAD NO. 1211, SAID POINT BEING THE **POINT OF BEGINNING (1)**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 73°52'36" EAST A DISTANCE OF 232.00 FEET TO A POINT, SAID POINT BEARING SOUTH 83°27'20" WEST A DISTANCE OF 1956.28 FEET FROM SAID NORTHEAST CORNER OF SECTION 29; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 73°52'36" EAST A DISTANCE OF 12.32 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 16°07'24" WEST A DISTANCE OF 78.00 FEET TO A POINT; THENCE PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY, NORTH 73°52'36" WEST A DISTANCE OF 94.00 FEET TO A POINT; THENCE NORTH 16°07'24" EAST A DISTANCE OF 18.00 FEET TO A POINT; THENCE PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY NORTH 73°52'36" WEST A DISTANCE OF 336.07 FEET TO A POINT; THENCE NORTH 16°07'24" EAST A DISTANCE OF 60.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 73°52'36" EAST A DISTANCE OF 185.74 FEET TO THE **POINT OF BEGINNING (1)**.

EXCEPTING THEREFROM ANY AND ALL PORTION CONTAINED WITHIN PARCEL 1 AS DESCRIBED ABOVE.

THIS PARCEL OF LAND CONTAINS 23656 SQUARE FEET, MORE OR LESS.

TAXLOT 500 (PERMANENT EASEMENT FOR RIGHT OF WAY)

A PARCEL OF LAND LYING IN THE NE1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THE SAID PARCEL BEING THAT PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED DOC NO. 2022-012547 OF THE KLAMATH COUNTY CLERK'S OFFICE; SAID PARCEL BEING THAT PORTION OF SAID PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 3-1/2" ALUMINUM CAP MARKING THE NORTHEAST SECTION CORNER OF SAID SECTION 29, SAID NORTHEAST CORNER BEARS NORTH 89°50'44" EAST A DISTANCE OF 5310.10 FEET FROM THE 3-1/2" ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 82°40'50" WEST A DISTANCE OF 1895.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST LANGELL VALLEY ROAD, COUNTY ROAD NO. 1211, SAID POINT BEING THE **POINT OF BEGINNING (2)**, SAID POINT OF BEGINNING(2) ALSO BEARING SOUTH 86°12'44" EAST A DISTANCE OF 3437.94 FEET FROM SAID NORTHWEST CORNER OF SECTION 29;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 73°52'36" EAST A DISTANCE OF 68.00 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 16°07'24" WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY, NORTH 73°52'36" WEST A DISTANCE OF 68.00 FEET TO A POINT; THENCE NORTH 16°07'24" EAST A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING (2)**.

THIS PARCEL OF LAND CONTAINS 1358 SQUARE FEET, MORE OR LESS.

TAXLOT 500 (TEMPORARY CONSTRUCTION EASEMENT)

A PARCEL OF LAND LYING IN THE NE1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THE SAID PARCEL BEING THAT PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED DOC NO. 2022-012547 OF THE KLAMATH COUNTY CLERK'S OFFICE; SAID PARCEL BEING THAT PORTION OF SAID PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 3-1/2" ALUMINUM CAP MARKING THE NORTHEAST SECTION CORNER OF SAID SECTION 29, BEARING NORTH 89°50'44" EAST A DISTANCE OF 5310.10 FEET FROM THE 3-1/2" ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 29, THENCE SOUTH 82°40'50" WEST A DISTANCE OF 1895.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF E. LANGELL VALLEY ROAD NO. 1211 AND BEING THE **POINT OF BEGINNING (2)**, SAID POINT OF BEGINNING(2) ALSO BEARING SOUTH 86°12'44" EAST A DISTANCE OF 3437.94 FEET FROM SAID NORTHWEST CORNER OF SECTION 29,

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 73°52'36" EAST A DISTANCE OF 141.94 FEET TO A POINT OF TANGENCY, THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY AN ARC LENGTH DISTANCE OF 296.05 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 28°16'15", AND A CHORD BEARING OF SOUTH 59°44'29" EAST A DISTANCE OF 293.06 FEET TO A POINT, SAID POINT BEARING SOUTH 73°57'23" WEST A DISTANCE OF 1550.55 FEET FROM SAID NORTHEAST CORNER OF SECTION 29; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 44°23'39" WEST A DISTANCE OF 10.00 FEET TO A POINT OF NON TANGENT CURVATURE; THENCE ALONG A 590.00 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH DISTANCE OF 117.00 FEET, SAID CURVE HAVING A DELTA ANGLE OF 11°21'43", AND A CHORD BEARING OF NORTH 51°17'13" WEST A DISTANCE OF 116.81 FEET; THENCE PARALLEL TO SAID SOUTHERLY

RIGHT-OF-WAY, NORTH 73°52'36" WEST A DISTANCE OF 141.94 FEET TO A POINT; THENCE NORTH 16°07'24" EAST A DISTANCE OF 62.00 FEET TO THE **POINT OF BEGINNING (2)**.

EXCEPTING THEREFROM ANY AND ALL PORTION CONTAINED WITHIN PARCEL 3 AS DESCRIBED ABOVE.

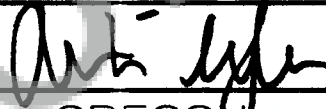
THIS PARCEL OF LAND CONTAINS 19034 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS NORTH 89°50'44" EAST A DISTANCE OF 5310.10 FROM FOUND 3-1/2" ALUMINUM CAP MARKING THE NORTHWEST SECTION CORNER OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, TO THE FOUND 3-1/2" ALUMINUM CAP MARKING THE NORTHEAST SECTION CORNER OF SAID SECTION 29.

BEARINGS ARE BASED ON THE OREGON COORDINATE REFERENCE SYSTEM – BEND – KLAMATH FALLS ZONE, NAD83 (2011) EPOCH 2010.00

ATTACHED HERETO IS A DRAWING LABELED EXHIBIT "B" FOR ILLUSTRATED PURPOSES AND BY THIS REFERENCE MADE A PART HEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
MARCH 14, 2023
AUSTIN RUSSELL SNYDER
102025

RENEWS: 6/30/2026

EXHIBIT "B"

FOUND NORTHWEST CORNER OF SECTION 29, TOWNSHIP 39S, RANGE 12E, W.M. MARKED BY 3-1/2" ALUMINUM CAP

FOUND NORTHEAST CORNER OF SECTION 29, TOWNSHIP 39S, RANGE 12E, W.M. MARKED BY 3-1/2" ALUMINUM CAP

POINT OF COMMENCEMENT



BASIS OF BEARING
N89°50'44"E
5310.10'

Section 29 Township 39S Range 12E W.M.
TAXLOT 400
VOL M02 Page 13648

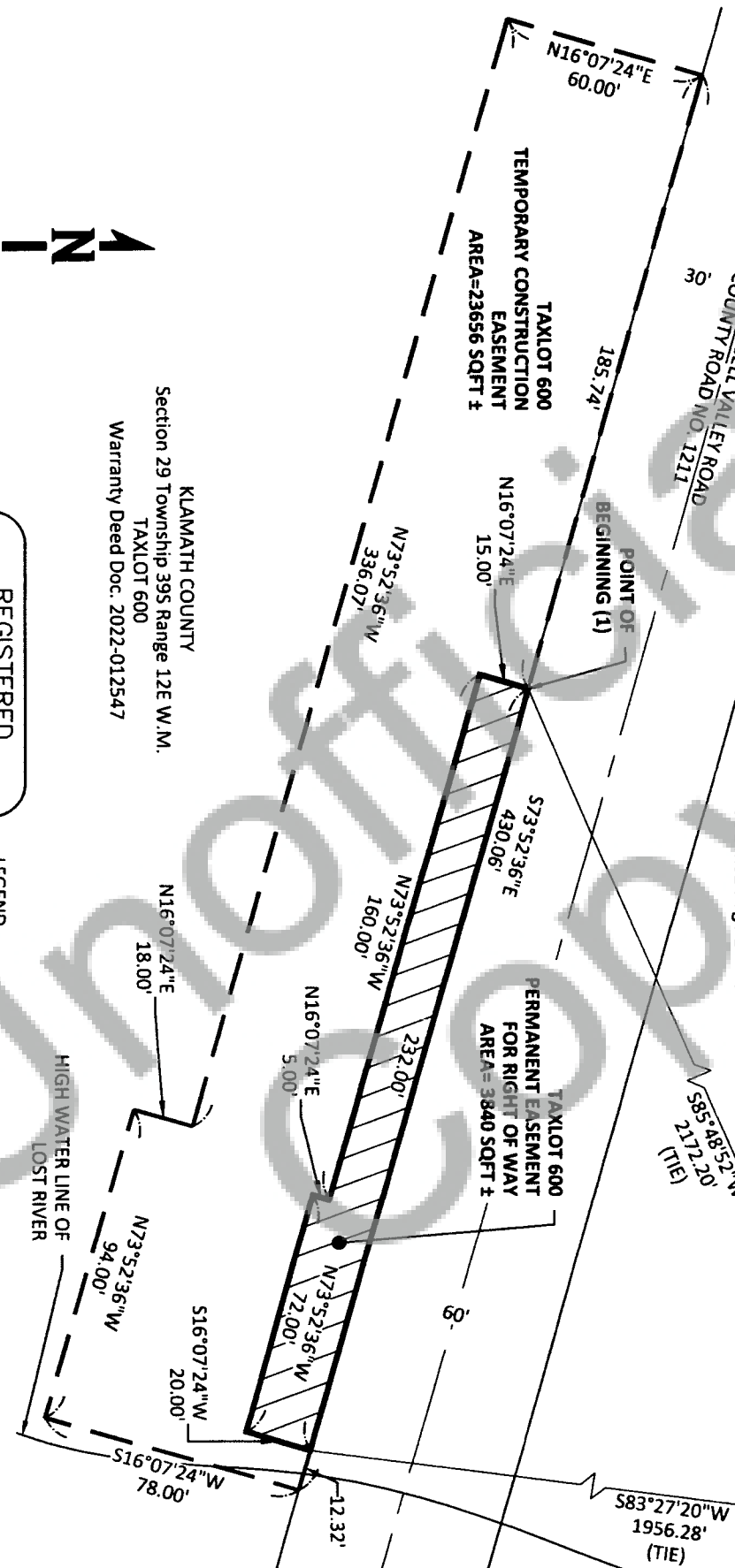
EAST LANGELL VALLEY ROAD
COUNTY ROAD NO. 1211

POINT OF BEGINNING (1)

TEMPORARY CONSTRUCTION EASEMENT
AREA=23656 SQFT ±

PERMANENT EASEMENT FOR RIGHT OF WAY
AREA = 3840 SQFT ±

KLAMATH COUNTY
Section 29 Township 39S Range 12E W.M.
TAXLOT 600
Warranty Deed Doc. 2022-012547



REGISTERED PROFESSIONAL LAND SURVEYOR

Austin Russell Snyder

OREGON
MARCH 14, 2023
AUSTIN RUSSELL SNYDER
102025

RENEWALS: 6/30/2026

LEGEND

- RIGHT-OF-WAY
- CENTERLINE
- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT RIGHT-OF-WAY EASEMENT
- FOUND SECTION CORNER
- SURVEY TIE WITH BREAK IN DISTANCE
- HIGH WATER LINE OF LOST RIVER

E. LANGELL VALLEY ROAD BRIDGE
TEMPORARY AND PERMANENT EASEMENT EXHIBIT
 T39S, R12E, SEC29, W.M.
 KLAMATH COUNTY, OR

DRAWING INFO		SHEET INFO	
BDNY-ESMT		DRAWN	NN
1"=50'		CHECKED	AS
		LAST EDIT	11/14/2025
		PLOT DATE	11/14/2025

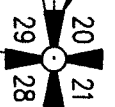
N|V|5
 9450 SW Commerce Circle, Ste. 300.
 Wilsonville, OR, 97070
 Office 503-968-8787
 www.NV5.com

EXHIBIT "B"

FOUND NORTHWEST CORNER OF SECTION 29, TOWNSHIP 39S, RANGE 12E, W.M. MARKED BY 3-1/2" ALUMINUM CAP

FOUND NORTHEAST CORNER OF SECTION 29, TOWNSHIP 39S, RANGE 12E, W.M. MARKED BY 3-1/2" ALUMINUM CAP

POINT OF COMMENCEMENT



586°12'44"E
3437.94'
(TIE)

BASIS OF BEARING
N89°50'44"E
5310.10'

582°40'50"W
1895.09'
(TIE)

POINT OF BEGINNING (2)

KLAMATH COUNTY
Section 29 Township 39S Range 12E W.M.
TAXLOT 400
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EAST LANGELL VALLEY ROAD
COUNTY ROAD NO. 1211

BUNN WAY

N16°07'24"E
62.00'

TAXLOT 500
PERMANENT EASEMENT
FOR RIGHT OF WAY
AREA=1358 SQFT ±

TAXLOT 500
TEMPORARY CONSTRUCTION
EASEMENT
AREA=19034 SQFT ±

HIGH WATER LINE OF
LOST RIVER

KLAMATH COUNTY
Section 29 Township 39S Range 12E W.M.
TAXLOT 500
Warranty Deed Doc. 2022-012547

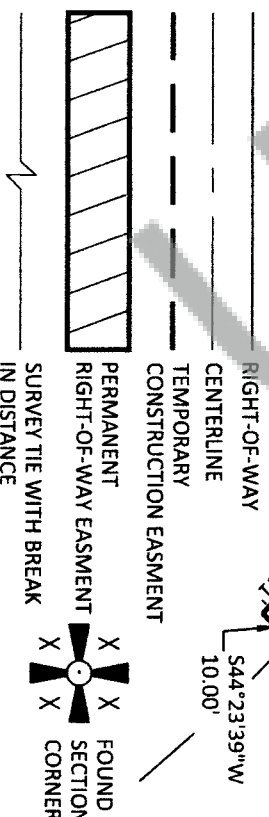
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Austin Russell Snyder

OREGON
MARCH 14, 2008
AUSTIN RUSSELL SNYDER
102025

RENEWS: 6/30/2026

LEGEND



50
0
25
50

1 INCH = 50 FT.

DRAWING INFO	SHEET INFO		<p>9450 SW Commerce Circle, Ste. 300, Wilsonville, OR, 97070 Office 503-968-8787 www.NV5.com</p>
	DRAWN	NN	
	CHECKED	AS	
	LAST EDIT	11/14/2025	
BNDY-ESMT		PLOT DATE	11/14/2025
1"=50'			

E. LANGELL VALLEY ROAD BRIDGE
TEMPORARY AND PERMANENT EASEMENT EXHIBIT
 T39S, R12E, SEC29, W.M.
 KLAMATH COUNTY, OR

SHEET NUMBER
2 OF 2