

2026-000790

Klamath County, Oregon



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01/26/2026 01:11:58 PM

Fee: \$92.00

Returned at Counter

After recording return to:  
JNFARMS, LLC  
9777 Tingley Lane  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
JNFARMS, LLC  
9777 Tingley Lane  
Klamath Falls, OR 97603

**STATUTORY  
BARGAIN AND SALE DEED**

JNFARMS, LLC, an Oregon Limited Liability Company, Grantor, conveys to JNFARMS, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

**LEGAL DESCRIPTION:**

A portion of Parcel 1 of "Minor Partition No. 80-111", Situated in the NW1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Parcel 1, from which the Northwest corner of said Parcel 1 bears S89°48'44"W 331.73 feet; thence, along the boundary of said Parcel 1 the following courses, N89°48'44"E, a distance of 1069.24 feet, on the arc of curve to the right (radius equals 270.00 feet and central angle equals 25°11'16") a distance of 118.69 feet, S65°00'00"E, a distance of 133.66 feet, on the arc of a curve to the right (radius equals 270.00 feet and central angle equals 23°06'55") a distance of 108.93 feet, on the arc of a curve to the left (radius equals 330.00 feet and central angle equals 27°58'36") a distance of 161.13 feet, South, a distance of 448.37 feet, S10°41'39"W, a distance of 342.07 feet, S00°55'21"E, a distance of 244.13 feet, S89°11'30"W, a distance of 1293.09 and S88°59'47"W, a distance of 11.33 feet to a point on the Easterly right of way line of that strip of land conveyed to the United States in Book 37 Page 437 of the Klamath County Deed Records (U.S.B.R. C-4-K lateral); thence, along the said Easterly right of way line, on the arc of a curve to the right (radius point bears N84°59'54"E 189.63 feet and central angle equals 09°55'13") a distance of 32.83 feet to a point on the Easterly line of that tract of land conveyed to Klamath Irrigation District by Deed Volume M78 page 29044 of the Klamath County Deed Records; thence, along the Easterly line of said Deed Volume the following courses, N89°46'47"E, a distance of 57.70 feet, N02°32'13"W, a distance of 353.90 feet, N19°47'13"W, a distance of 431.30 feet and N06°37'13"W, a distance of 490.13 feet to the point of beginning, containing 39.61 acres, more or less, with bearings based on County Survey #3455 on file at the office of the Klamath County Surveyor.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE 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.

Dated this 26 day of January, 2026.



Erik Johnson  
(Manager of JNFARMS, LLC)

STATE OF OREGON}

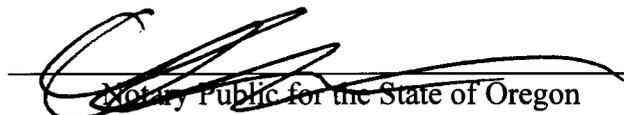
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COUNTY OF KLAMATH}

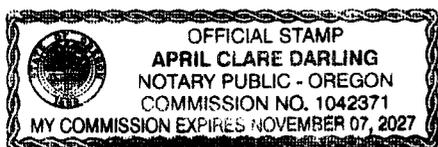
April Darling

On this 26<sup>th</sup> day of January, 2026, before me, April Darling, a Notary Public for the State of Oregon, personally appeared Erik Johnson, Manager of JNFARMS, LLC, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that he executed the same on freely and voluntarily as such officer on behalf of said Limited Liability Company.

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



My commission expires: 11/07/2027