



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Chad Olney, Jennifer Olney
3939 6th St # 163
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Chad Olney, Jennifer Olney
3939 6th St # 163
Klamath Falls, OR 97603

File No.: 7161-4314505 (RT)
Date: September 29, 2025

STATUTORY WARRANTY DEED

James R. Bauersfeld and Christine R. Bauersfeld, Trustees of the James R. Bauersfeld and Christine R. Bauersfeld Living Trust dated March 9, 2016, Grantor, conveys and warrants to Chad Sherburn Olney and Jennifer Ann Olney, as Trustees of the Olney Family Trust Dated January 30, 2020, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT 'A'

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$220,000.00**. (Here comply with requirements of ORS 93.030)

APN: 595350

Bargain and Sale Deed
- continued

File No.: 7161-4314505 (RT)
Date: 01/22/2026

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 29 day of January, 2020

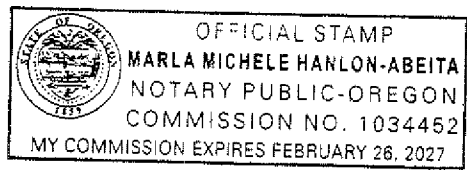

James R. Bauersfeld, Trustee


Christine M. Bauersfeld, Trustee

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 29 day of January, 2020 by **James R. Bauersfeld and Christine R. Bauersfeld Trustees of the James R. Bauersfeld and Christine R. Bauersfeld Living Trust dated March 9, 2016.**


Notary Public for Oregon
My commission expires: 2/24/2027



THAT CERTAIN PROPERTY BEING LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE 3-1/2" ALUMINUM CAP LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 29, THENCE ALONG THE NORTH LINE OF SAID SECTION 29 SOUTH 89°50'44" WEST FOR A DISTANCE OF 427.83 FEET TO A 5/8" IRON ROD, SAID 5/8" IRON ROD BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF RICE LATERAL AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY BOUNDARY OF RICE LATERAL SOUTH 03°09'43" EAST FOR A DISTANCE OF 1180.22 FEET;

THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY BOUNDARY OF RICE LATERAL SOUTH 11°10'43" EAST FOR A DISTANCE OF 889.95 FEET;

THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY BOUNDARY OF RICE LATERAL SOUTH 08°35'43" EAST FOR A DISTANCE OF 607.52 FEET TO A POINT BEING LOCATED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29;

THENCE ALONG SAID SOUTH LINE NORTH 89°59'39" WEST FOR A DISTANCE OF 478.35 FEET TO A 5/8" IRON ROD LOCATED AT THE INTERSECTION OF THE CENTERLINE OF EAST LANGELL VALLEY ROAD AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29;

THENCE ALONG SAID CENTERLINE OF EAST LANGELL VALLEY ROAD NORTH 20°11'45" WEST FOR A DISTANCE OF 2123.31 FEET TO A 5/8" IRON ROD;

THENCE CONTINUING ALONG SAID CENTERLINE OF EAST LANGELL VALLEY ROAD ALONG A 634.65 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 42°17'01" FOR AN ARC LENGTH OF 468.36 FEET TO A 5/8" IRON ROD LOCATED AT THE INTERSECTION OF THE CENTERLINE OF EAST LANGELL VALLEY ROAD AND THE CENTERLINE OF BUNN WAY, SAID CURVE HAVING A CHORD BEARING OF NORTH 39°41'15" WEST AND A CHORD DISTANCE OF 457.81 FEET;

THENCE ALONG SAID CENTERLINE OF BUNN WAY NORTH 58°50'59" EAST FOR A DISTANCE OF 590.14 FEET TO A 5/8" IRON ROD LOCATED ON THE NORTH LINE OF SAID SECTION 29;

THENCE LEAVING SAID CENTERLINE OF BUNN WAY ALONG THE NORTH LINE OF SAID SECTION 29 NORTH 89°50'44" EAST FOR A DISTANCE OF 670.26 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINING 45.95 ACRES, MORE OR LESS.