



After recording return to:
James R. Bauersfeld, Christine R.
Bauersfeld
PO Box 40
Beatty, OR 97621

Until a change is requested all tax
statements shall be sent to the
following address:
James R. Bauersfeld, Christine R.
Bauersfeld
PO Box 40
Beatty, OR 97621

File No.: ACCOM (RT)
Date: January 22, 2026

THIS SPACE RESERVED FOR RECORDER'S USE

**STATUTORY BARGAIN AND SALE DEED
PLA 20-25**

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 to **James R. Bauersfeld and Christine R. Bauersfeld Trustees of the James R. Bauersfeld and Christine R. Bauersfeld Living Trust dated March 9, 2016**, Grantee, the following described real property:

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

Legal Description attached as Exhibit "A"

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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

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.

Dated this 29 day of January, 2026.

James R. Bauersfeld and Christine R. Bauersfeld, Trustees of the James R. Bauersfeld and Christine R. Bauersfeld Living Trust dated March 9, 2016

[Redacted Signature]

James R. Bauersfeld, Trustee

[Redacted Signature]

Christine R. Bauersfeld, Trustee


APN: **595350**

Statutory Warranty Deed
- continued

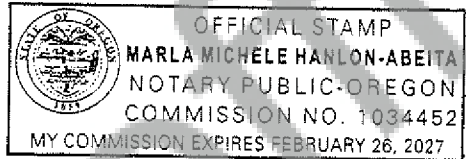
File No.: **7161-4314505 (RT)**

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 29 day of January, 2026
by as of James R. Bauersfeld and Christine R. Bauersfeld, Trustees of the James R. Bauersfeld
and Christine R. Bauersfeld Living Trust dated March 9, 2016, on behalf of the .



Notary Public for Oregon
My commission expires: 2/26/2027



Unofficial Copy

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THE NE 1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM A 40 FOOT STRIP, BEING 20 FEET WIDE ON EACH SIDE OF THE CENTER LINE OF THE RICE LATERAL, CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED JUNE 13, 1927, IN BOOK 75 AT PAGE 551, RECORDS OF KLAMATH COUNTY, OREGON.

ALSO EXCEPTING THEREFROM THAT PORTION OF NE 1/4 OF SECTION 29 LYING NORTHERLY OF KELLER ROAD AND EAST LANGELL VALLEY ROAD;

ALSO EXCEPTING A PARCEL OF LAND LOCATED IN KLAMATH COUNTY, OREGON, LYING IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF SAID SECTION 660 FEET SOUTH OF THE NORTHEAST CORNER; THENCE RUNNING SOUTH ALONG SAID EASTERLY BOUNDARY 1980 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE TURNING AT AN ANGLE OF 90 DEGREES IN A WESTERLY DIRECTION TO A POINT OF INTERSECTION WITH THE EXISTING RIGHT OF WAY BOUNDARY OF THE LANGELL VALLEY IRRIGATION DISTRICT CANAL; THENCE FOLLOWING THIS BOUNDARY IN A NORTHWESTERLY DIRECTION TO A POINT 660 FEET SOUTH OF THE NORTH LINE OF SECTION 29; THENCE EAST TO THE POINT OF BEGINNING.

ALSO EXCEPTING A PARCEL OF LAND LYING IN THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE RUNNING SOUTH ON THE EASTERLY BOUNDARY OF SECTION 660 FEET; THENCE TURNING AT AN ANGLE OF 90 DEGREES IN A WESTERLY DIRECTION TO A POINT OF INTERSECTION WITH THE EXISTING RIGHT OF WAY BOUNDARY OF THE LANGELL VALLEY IRRIGATION DISTRICT CANAL; THENCE FOLLOWING THIS BOUNDARY IN A NORTHERLY DIRECTION TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF SECTION 29; THENCE EASTERLY FOLLOWING THE SECTION LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

THAT CERTAIN PROPERTY BEING LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 12 EAST, WILMETTE 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 89.02 ACRES, MORE OR LESS

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