

NS

72971

Vol. 1999 Page 1291

99 JAN 14 AM 10:03

Stephen J. Keller and Rebecca Ann Hoppe

Grantor's Name and Address

Stephen Keller and Rebecca Hoppe

Grantor's Name and Address

After recording, return to (Name, Address, Zip):

Stephen J. Keller & Rebecca Ann Hoppe
7205 Hidden Valley Road
Klamath Falls OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

no change

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy.

MT 46388

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Stephen J. Keller and Rebecca Ann Hoppe, as tenants in common

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Stephen Keller and Rebecca Hoppe, as tenants in common

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 Klamath County, State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

This document is to finalize approved lot line adjustment as shown in survey filed May 4, 1981 number 3440

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 11th day of January, 1999; if grantor is a corporation, 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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Stephen J. Keller

Rebecca Ann Hoppe

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on January 12, 1999

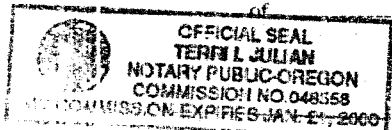
by Rebecca Ann Hoppe

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 1/21/2000

Exhibit "A"

Parcel 1:

Lot 34, Block 3 of Tract 1127 - Ninth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:


A Tract of land situated in the SE 1/4 SW 1/4 of Section 12 and the NE 1/4 NW 1/4 of Section 13, Township 39 south, Range 9 east of the Willamette Meridian, Klamath County, Oregon, Being more particularly described as follows:

Beginning at the Northeast corner of Lot 34, Block 3, Tract 1127 - Ninth Addition to Sunset Village; thence South 42 degrees 33' 00" West 150.00 feet to the Northerly Right of Way line of the U.S.B.R. "A" Canal; thence North 47 degrees 27' 00" West, along the said Northerly Right of Way line, 57.54 feet to the Southeast corner of said Lot 34, Block 3; Thence North 63 degrees 32' 08" East 160.67 feet to the point of beginning.

Subject to a 20 foot wide drainage easement along the U.S.B.R. "A" Canal. See record of survey 3440 on file at the office of the Klamath County Surveyor.

STATE OF OREGON COUNTY OF KLAMATH

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14th day of January, 1999,
by STEPHEN J. KELLER.


Notary Public for Oregon
Commission Expires 1/22/01

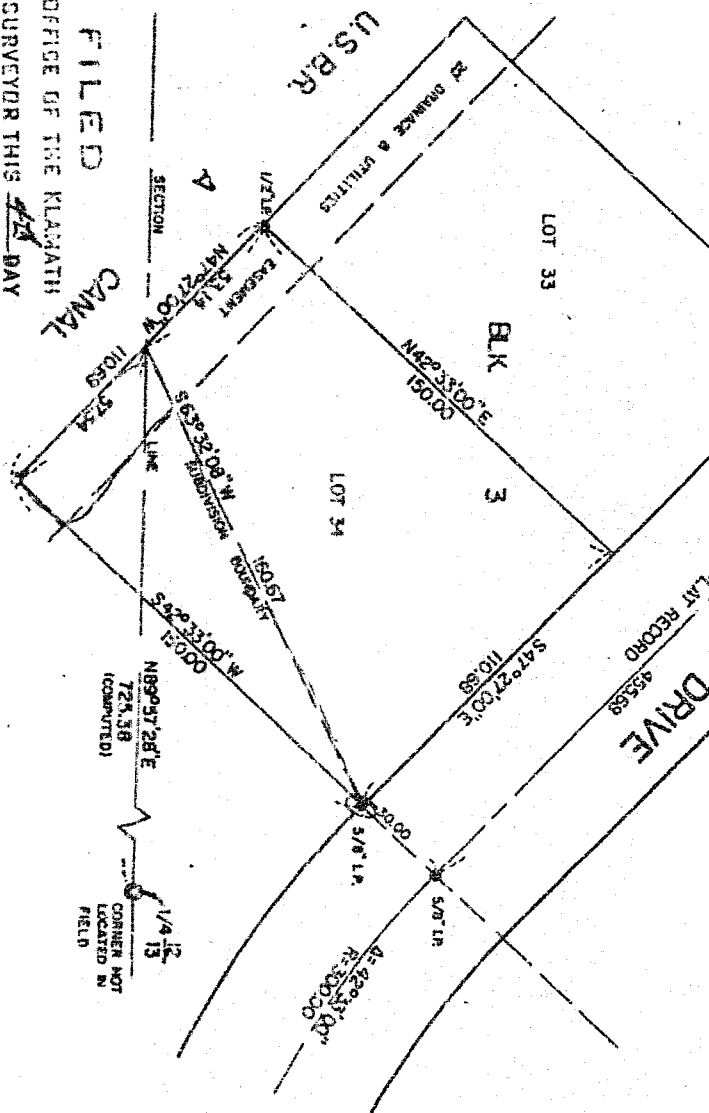


- SET 1/2" x 24" IRON PIN
- FOUND MONUMENT
- NOT FOUND

IN THE OFFICE OF THE KLAMATH
COUNTY SURVEYOR THIS 14th DAY
OF May 1999

FILED

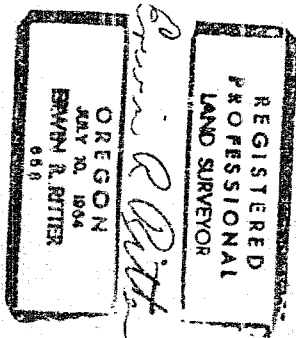
CANAL



LOT 34, TRACT 1127-NINTH ADDITION TO SUNSET VILLAGE
S1/2 SECTION 12 AND NE1/4NW1/4 SECTION 13, T39S, R9E W.M.
KLAMATH COUNTY, OREGON

MAP OF SURVEY

SITUATED IN



WESTVOLD & ASSOCIATES

ENGINEERING & SURVEYING

2333 SUMMERS LANE

KLAMATH FALLS, OREGON

SURVEYED FOR JOE KELLER

SURVEYED BY R.K.G. 4-81

MAPPED BY COL. 4-81

CHECKED BY E.R.R. 4-81

SCALE: 1" = 50'

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 14th day
of January A.D. 1999 at 11:03 o'clock A. M., and duly recorded in Vol. 1999
of Deeds on Page 1291

FEE

\$40.00

Linda Smith, County Clerk

by Karsten Rosel