



1999 AUG 23 PM 3:07

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M99 Page 33967

After recording return to:
Arnold C. Wheeler
917 Oakwood Dr.
Oakland, OR 97462

Until a change is requested all tax statements
shall be sent to the following address:

Same as Above

Escrow No. K54415B
Title No. K54415B

STATUTORY BARGAIN AND SALE DEED

Janice Murphy, Grantor, conveys to Arnold C. Wheeler, Grantee, the following described real property:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as
though fully set forth herein.

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.

The true consideration for this conveyance is \$N/A (Here comply with the requirements of ORS 93.030)

Dated this 18 day of August, 1999

Janice Murphy

STATE OF
County of

} ss.

This instrument was acknowledged before me on this day of
by

See Attached

Notary Public for Oregon

My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

33968

State of California

County of Tulare

ss.

on August 18, 1999, before me, Michelle L. Erling, Notary Public

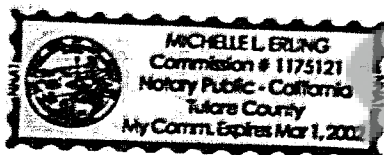
personally appeared Janice Murphy

Name and Title of Officer (if Notary Public, Notary Public)

Name(s) of Signer(s)

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal

Michelle L. Erling
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Bargain and Sale Deed

Document Date: August 18, 1999

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: Janice Murphy

☒ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Place thumb here

Exhibit A

DESCRIPTION OF PROPERTY

All that portion of Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 6; thence S. 89°59'00" E. along the south line of said Section 6 (N. 89°58' E. by deed record M-65 on page 446) a distance of 794.00 feet; thence N. 00°01'00" E. at right angles to the south line of said Section 6 (N. 00°02' W. by said deed record) a distance of 153.70 feet to the True Point of Beginning of this description; thence continuing N. 00°01'00" E. a distance of 216.30 feet, more or less, to the lower bank of the Enterprise Irrigation ditch; thence easterly and southerly along the lower bank of said ditch a distance of 660 feet, more or less, to its intersection with the south line of said Section 6; thence N. 89°59'00" W. along the south line of said Section 6 a distance of 35.50 feet; more or less, to a point that is S. 89°59'00" E. a distance of 909.50 feet from the Southwest corner of said Section 6; thence N. 00°19'20" W. parallel with the West line of said Section 6 a distance of 153.70 feet; thence N. 89°59'00" W. a distance of 114.60 feet to the True Point of Beginning of this description.

State of Oregon, County of Klamath
Recorded 8/23/99, at 3:07 p.m.
In Vol. M99 Page 33967
Linda Smith,
County Clerk Fees \$40⁰⁰