

M05-65871

Klamath County, Oregon

10/05/2005 02:43:05 PM

Pages 3 Fee: \$31.00

GRANTOR NAME AND ADDRESS

Marta C. Kollman nka Marta Carpenter

GRANTEE NAME AND ADDRESS

Daryl J. Kollman

APR 22 2005

G. M. L. & H. P.C.

AFTER RECORDING RETURN TO

o/c Daryl J. Kollman

SEND TAX STATEMENTS TO

Grantee

Daryl J. Kollman

5534 So. 6th St #225

BARGAIN AND SALE DEED - STATUTORY FORM

Klamath Falls, OR

97603

MARTA C. KOLLMAN nka MARTA CARPENTER, Grantor, conveys to DARYL J. KOLLMAN, as his sole and separate property, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

See the attached Exhibit "A" Legal Description

SUBJECT TO contracts and/or liens for irrigation and/or drainage, Judgments and liens of record, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions, and rights of way of record.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being in compliance with Judgment of Dissolution of Marriage entered in Klamath County Circuit Court Case No. 9904909CV. However, this deed does not serve to satisfy or discharge any lien or judgment entered in such case, or any other legal proceeding, nor is this deed given free of any judgment lien created by any presently existing judgment against the grantee and which runs in favor of the grantor.

DATED this 13 day of January 2005.

Marta C. Kollman

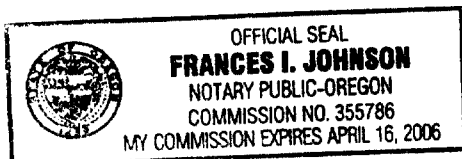
MARTA C. KOLLMAN
nka MARTA CARPENTER

Marta C. Carpenter

STATE OF OREGON, County of Klamath) ss.

SUBSCRIBED AND SWORN to before me this 13th day of January, 2005.

Frances I. Johnson
Notary Public for Oregon



31CA

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The SW1/4 of the SE1/4 and the SE1/4 of the SW1/4, Section 23, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

All of that portion of the NE1/4 of NW1/4 of Section 26, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, East of Fort Creek and which lies North of the Creek known as Short Creek which Creek runs from the Northeast corner of said "40" in a Southwesterly direction into Fort Creek.

PARCEL 3:

A strip of land located in the SW1/4 SW1/4 of Section 23, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of the SW1/4 SW1/4 of Section 23, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, from which point a 5/8" rebar with aluminum cap marking the SW1/16 corner of said Section 23 as set during R.O.S. No. 3749 bears North 00° 04' 11" West 350.00 feet; thence South 89° 55' 49" West 8.00 feet; thence South 00° 04' 11" East 338.00 feet; thence North 89° 55' 49" East 8.00 feet to a point on the East line of said SW1/4 SW1/4; thence along said East line North 00° 04' 11" West 338.00 feet to the point of beginning.

PARCEL 4:

A perpetual non-exclusive easement benefiting Parcels 1, 2 and 3 for ingress and egress to and from Oregon State Highway 62 described as follows:

A piece or parcel of land situate in the SW1/4 SW1/4 of Section 23, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A strip of land 30.0 feet in width for roadway purposes, being 15.0 feet on either side of the following described centerline:

(Parcel 4 continued)

Beginning at a point on the West line of the SE1/4 SW1/4 of Section 23, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, from which the Northwest corner of said SE1/4 SW1/4 bears North 0° 34' West 203.0 feet distance; thence North 78° 25' West 6.1 feet to an iron pin reference monument in the existing North-South fence; thence North 78° 25' West 262.4 feet, more or less, to an iron pin in the Easterly right-of-way fence of State Highway No. 62, as the same is presently located and constructed.

As recorded in Easement recorded February 20, 1974 in Volume M74, page 2369, Microfilm Records of Klamath County, Oregon.

PARCEL 5:

The NE1/4 SW1/4, NW1/4 SE1/4 and that portion of the S1/2 SE1/4 NW1/4 SW1/4 and the S1/2 N1/2 SE1/4 NW1/4 SW1/4 lying Easterly of the Highway, all in Section 23, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6:

All those portions of the NE1/4 NW1/4 SW1/4 and the N1/2 N1/2 SE1/4 NW1/4 SW1/4 of Sections 23, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of State Highway 232.

Tax Account No:	3307-V2300-00100-000	Key No:	716336
Tax Account No:	3307-V2300-00200-000	Key No:	797702
Tax Account No:	3307-V2300-00801-000	Key No:	872322
Tax Account No:	3307-V2300-00900-000	Key No:	74671
Tax Account No:	3307-V2600-00100-000	Key No:	74797