

ES

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Linda A. Kenyon

P.O. Box 9501

Keno, OR 97627

Grantor's Name and Address

Linda A. Kenyon + Lloyd V. Kenyon

P.O. Box 9501

Keno, OR 97627

Grantee's Name and Address

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

cc: Linda A. Kenyon + Lloyd V. Kenyon
as above

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

Linda A. Kenyon + Lloyd V. Kenyon
as above

SI

R

M06-08419

Klamath County, Oregon

05/01/2006 09:44:52 AM

Pages 2 Fee: \$26.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Linda A. Kenyon, as to Parcels 1 and 2; Linda A. Kenyon, who acquired title as Linda A. Beverly, as to Parcel 3, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Linda A. Kenyon and Lloyd V. Kenyon, husband and wife 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 Co. County, State of Oregon, described as follows, to-wit:

See Exhibit A attached
hereto & made a part hereof

* love and affection

(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 \$ * 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 on May 1st, 2006; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Linda A. Kenyon
Linda A. Kenyon, aka Linda A. Beverly

STATE OF OREGON, County of Klamath

by Linda A. Kenyon This instrument was acknowledged before me on May 1, 2006 ss.

This instrument was acknowledged before me on

by

as

of



McDaniel

Notary Public for Oregon

My commission expires

12/17/09

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in the SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 1, RIVERSIDE ADDITION TO THE CITY OF KENO, OREGON, said point being on the Westerly boundary of the Ashland-Klamath Falls Highway; thence North 25 degrees 15' East along said boundary a distance of 68.0 feet; thence North 42 degrees 05' West a distance of 434.8 feet to a point that bears North 25 degrees 15' East a distance of 20.0 feet from the Northwest corner of Lot 4, Block 1, RIVERSIDE ADDITION to the City of Keno, Oregon; thence South 25 degrees 15' West a distance of 20.0 feet to the Northwest corner of said Lot 4; thence South 36 degrees 30' East along the Northeasterly boundary of said RIVERSIDE ADDITION to Keno, Oregon, a distance of 455.5 feet, more or less, to the point of beginning.

PARCEL 2

That portion of Lot 1, Block 1, RIVERSIDE ADDITION TO KENO (Doten), Oregon, in the County of Klamath, State of Oregon, being at a point which is the Northeasterly corner of said Lot 1, and thence Southwesterly 88 feet parallel to the State Highway and along the Easterly line of said Lot 1; thence Northwesterly 185.5 feet, more or less, to a point on the Northwesterly line of said Lot 1, which is 156 feet Southwesterly along said lot line from the Northwesterly corner of said Lot 1; thence Northeasterly along the Westerly line of said Lot 1, 156 feet to the Northeasterly line of said Lot 1; thence 185.5 feet Easterly along the Northeasterly line of said Lot 1 to the place of beginning, and being the Northeasterly portion of Lot 1, Block 1, of Riverside Addition to Keno (Doten), Oregon, EXCEPT that portion described as follows:

All that part of Lot 1, Block 1, of RIVERSIDE ADDITION TO KENO, Klamath County, Oregon, lying Northwesterly of a line which is parallel to and 20 feet Southeasterly from the Northwesterly line of said Lot 1, all according to the duly recorded plat of said Riverside Addition to Keno, Oregon.

4008 - 02800 - 00900 - 000 625755

PARCEL 3

The SW1/4 NW1/4 NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Together with easements for roadway purposes over the existing road and as described in Agreement for Easements recorded January 13, 1994 in Volume M94, page 1350, January 18, 1994 in Volume M94, page 1869, and June 13, 1994 in Volume M94, page 18477, Microfilm Records of Klamath County, Oregon.

3908 - 03100 - 02400 - 000

500568