

ESC

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



Tenants in entirety

HOMER F. MERRITT

2425 E. LIZBETH AVE

ANAHEIM, CA 92806

Grantor's Name and Address

LI. JUAN MERRITT

2425 E. LIZBETH AVE

ANAHEIM, CA 92806

Grantee's Name and Address

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

HOMER F. & LI. J. MERRITT

2425 E. LIZBETH AVE

ANAHEIM, CA 92806

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

HOMER F. & LI. J. MERRITT

2425 E. LIZBETH AVE

ANAHEIM, CA 92806

M06-14215

Klamath County, Oregon

07/14/2006 01:32:40 PM

Pages 2 Fee: \$26.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that HOMER F. MERRITT

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LI. J. MERRITT
~~MERRITT~~ + HOMER F. MERRITT TENANTS by the entirety
 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:

Exhibit A.

HOMER F. + LI. J. MERRITT husband & wife tenants in
 entirety.

(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 on 7-13-06; 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 ORS 197.352. 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 ORS 197.352.

Homer F. Merritt

Homer F. Merritt

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on 7-13-06 ss.

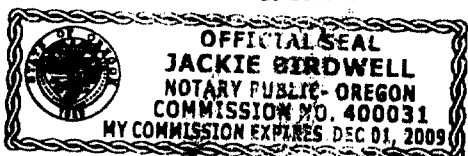
by

This instrument was acknowledged before me on Homer F. Merritt

by

as

of



Jackie Birdwell

Notary Public for Oregon

My commission expires

12-01-2009

Exh A

50170

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WARRANTY DEED TO CREATE STATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Charles W. Krantz and Reva May Krantz, husband and wife, hereinafter known as grantors, for the consideration herein stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto Homer F. Merritt and Karen R. Merritt, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point which lies North 1°12' West a distance of 331.4 feet along the section line and North 38°57' East a distance of 949.5 feet from the iron axle which marks the one-quarter section corner common to Section 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 88°57' East a distance of 67.5 feet to a point; thence North 1°12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S½ of SW¼ of NW¼ of Section 11; thence South 88°58' West along the said North line of the S½ of the SW¼ of NW¼ of Section 11, a distance of 67.5 feet to an iron pin; thence South 1°12' East a distance of 331.4 feet, more or less, to the point of beginning, in the S½ of SW¼ of NW¼ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservation for road purposes of a strip of land 30 feet wide along the Southerly side of said tract; Reservations, as set forth in that certain instrument recorded in Deed Volume 152, page 14; Easements and rights of way of record and apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,000.00
However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as on estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 29th day of March, 1971

(SEAL) *Charles W. Krantz* (SEAL)

(SEAL) *Reva May Krantz* (SEAL)

STATE OF OREGON, County of Klamath) ss. March 30, 1971

Personally appeared the above named Charles W. Krantz and Reva May Krantz, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James D. Bocchi
Notary Public for Oregon.
My commission expires 10-25-74

After recording return to:

First Federal Savings
540 Main

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 31 day of MARCH 1971, at 11:54 o'clock A.M., and recorded in book M. 71 on page 2622. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Wm. D. Milne* County Clerk-Recorder
Deputy

FEE \$1.50