

ESC

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

2006-016016

Klamath County, Oregon



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08/09/2006 01:51:01 PM

Fee: \$26.00

Kimberli Clements

8970 Hwy 39

Klamath Falls, OR 97603

Grantor's Name and Address

John and Teresa Penhall

9026 Hwy 39

Klamath Falls, OR 97603

Grantee's Name and Address

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

The Penhalls

9026 Highway 39

Klamath Falls, Oregon 97603

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

same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that KIMBERLI CLEMENTShereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN M. PENHALL AND TERESA K. PENHALL, HUSBAND AND WIFEhereinafter 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 LEGAL DESCRIPTION MADE A PART HEREOF

(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 \$2500.00. 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 August 9, 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 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.

Kimberli Clements
 Kimberli Clements

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on August 9, 2006, by Kimberli Clements

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires Nov 29, 2008

Property Description for PLA 9-06

A tract of land situated in the SE¼ SE¼ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the north line of said SE¼ SE¼ from which the northeast corner thereof bears North 89°18'08" East 270.30 feet; thence along said north line South 89°18'08" West 465.78 feet; thence South 01°23'55" East 40.30 feet; thence South 55°55'00" East 75.61 feet; thence North 82°40'08" East 216.80 feet; thence North 72°02'08" East 196.70 feet to the point of beginning; containing 0.56 acres, with bearings based on County Survey 7149.