

THIS SP

2006-018633

Klamath County, Oregon



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09/15/2006 03:56:23 PM

Fee: \$26.00

Barney Calmes

PO Box 42

Keno, OR 97627

Grantor's Name and Address

Barney D. Calmes

P. O. Box 42

Keno, OR 97627

Grantee's Name and Address

After recording return to:

Barney D. Calmes

P. O. Box 42

Keno, OR 97627

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

Barney D. Calmes

P. O. Box 42

Keno, OR 97627

Escrow No.

BSD=====

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Barney D. Calmes and Lorie A. Calmes, as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Barney Ferris Calmes and Daisy Anna Calmes, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

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 AND 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.

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 TO CORRECT VESTING.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 this 15th day of Sept, 2006; if a corporate grantor, 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.

Barney D Calmes
Barney D. Calmes

Lorie A. Calmes
Lorie A. Calmes

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 9-15-, 2006 by Barney D. Calmes and Lorie A. Calmes.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

EXHIBIT "A"

A portion of that tract of land in the N1/2 of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described in deeds recorded May 22, 1987 in Volume M87, page 8836 and July 29, 1988 in Volume M88, page 12211, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at the Northeasterly corner of that tract of land conveyed to Jack Wegner and Cheri Wegner, husband and wife, by deed recorded August 4, 1994 in Volume M94, page 24099, Microfilm Records of Klamath County, Oregon; thence North 18° 43' 06" East 70.89 feet to the True Point of Beginning; thence North 71° 16' 54" West 300.20 feet to the Southeasterly corner of that tract of land conveyed to Robert Sherman and Mary Ann Sherman, husband and wife, by deed recorded March 8, 1994 in Volume M94, page 7213, Microfilm Records of Klamath County, Oregon; thence North 28° 50' 54" West along the Easterly line of said Sherman Tract 231.45 feet to a point; thence South 72° 58' 58" East 530.77 feet; thence South 32° 29' 20" West to the Northeasterly corner of said Wegner tract; thence North 18° 43' 06" East 70.89 feet to the True Point of Beginning.

Tax Account No: 4008-01700-00600-000

Key No: 739473