

2006-019675  
Klamath County, Oregon



09/29/2006 11:56:43 AM

Fee: \$31.00



After recording return to:  
First American Title  
1225 Crater Lake Avenue  
Suite 101  
Medford, OR 97504

Until a change is requested all tax statements  
shall be sent to the following address:  
NO CHANGE

File No.: 7161-896617 (SHT)  
Date: September 25, 2006

THIS SP/

### STATUTORY BARGAIN AND SALE DEED

**MATTHEW W. FENTON**, Grantor, conveys to **MATTHEW W. FENTON AND TRACI L. FENTON, husband and wife**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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.

Dated this 25 day of Sept, 2006.

  
\_\_\_\_\_  
**MATTHEW W. FENTON**



31-F

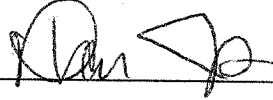
APN: R429450

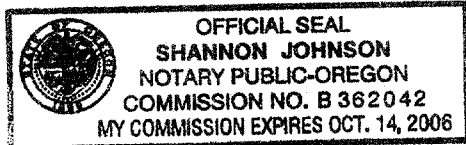
Bargain and Sale Deed  
- continued

File No.: 7161-896617 (SHT)  
Date: 09/25/2006

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 25 day of Sept, 2006  
by **MATTHEW W. FENTON**.





Notary Public for Oregon  
My commission expires:



**EXHIBIT A**

**LEGAL DESCRIPTION:**

A tract of land situated in the SE 1/4 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which bears North 24°52' West a distance of 39 feet and North 89°09' West a distance of 173.3 feet from the iron pin which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing North 89°09' West a distance of 103.8 feet to a point; thence North 0°55' East a distance of 388.6 feet to a point; thence North 59°53' East a distance of 121.1 feet to a point; thence South 0°55' West a distance of 450.9 feet; more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County by Deed Volume M76 at page 4315, Microfilm records of Klamath County, Oregon, being more particularly described as follows:

A parcel of land for road purposes situated in the S 1/2 of the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the 1/4 corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 24°52' West 39 feet; thence North 89°09' West 173.3 feet; thence North 0°55' East 440.9 feet to the true point of beginning; thence North 0°55' East 10 feet; thence South 59°53' West 121.1 feet; thence South 0°55' West 10 feet; thence North 59°53' East 121.1 feet to the point of beginning.

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