

2006-020357

Klamath County, Oregon



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10/11/2006 08:27:10 AM

Fee: \$26.00

(This space reserved for recording label.)

AFTER RECORDING RETURN TO:

Sherry A. Curran  
12514 SE 7<sup>th</sup> Street, Apt. A-9  
Vancouver, WA 98683

ALL TAX STATEMENTS SENT TO:

Sherry A. Curran  
12514 SE 7<sup>th</sup> Street, Apt. A-9  
Vancouver, WA 98683

**STATUTORY BARGAIN AND SALE DEED**

Debra L. Easter as claiming successor to the Estate of Charles R. Powell under the Affidavit of Claiming Successor filed in Yamhill County Circuit Court as Case No. PR 060137, Grantor, conveys to Sherry A. Curran, Grantee, the following described real property in Klamath County, Oregon:


(See Exhibit A).

The actual consideration for this conveyance is \$.00. This conveyance is a transfer from the Estate of Charles Revous Powell.

The said property is free of all encumbrances created or suffered by the Grantor except reservations and restrictions recorded 4-21-59. Reservations and restrictions to plat of Oregon Pines, Articles of Association of Oregon Pines property owners, Declaration of Restrictions recorded 8-4-71. Terms, provisions and restrictions to use of Oregon Pines road all of record.

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.

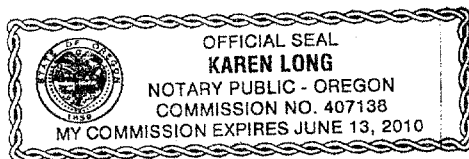
Dated this 28 day of September, 2006.

  
Debra L. Easter, Grantor

STATE OF OREGON, County of Yamhill ) ss.

Before me personally appeared the above-named Debra L. Easter and acknowledged that the foregoing instrument was her voluntary act and deed.

Dated: September 28, 2006.



  
NOTARY PUBLIC FOR OREGON

rm\powell klamath deeds.wpd

## EXHIBIT A

Those portions of Block 18 of OREGON PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Lot 14 and that portion of Lot 86 more particularly described as follows:

Beginning at the Northwest corner of Lot 14 thence South  $28^{\circ}32'10''$  East 640 feet thence South  $61^{\circ}27'50''$  West 300 feet, more or less, to a point in the Westerly Line of Lot 64 thence North  $25^{\circ}11'50''$  West 300 feet more or less, to the most Northerly corner of Lot 64 thence North  $18^{\circ}05'49''$  West 239.82 feet thence North  $35^{\circ}55'48''$  West 103 feet more or less to the most northerly corner of Lot 67 thence in a Northeasterly direction 260 feet more or less to the true point of beginning.