

2006-021653

Klamath County, Oregon



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10/27/2006 03:12:00 PM

Fee: \$36.00



THIS S

After recording return to:
RONALD S. WILSON & NANCY A.
WILSON
1208 E. Kenwood Avenue
Anaheim, CA 92805

Until a change is requested all tax statements
shall be sent to the following address:
RONALD S. WILSON & NANCY A.
WILSON

1208 E. Kenwood Avenue
Anaheim, CA 92805
File No.: 7151-884287 (CAH)
Date: October 20, 2006

STATUTORY BARGAIN AND SALE DEED

RONALD S. WILSON AND NANCY A. WILSON, Grantor, conveys to **RONALD S. WILSON, NANCY A. WILSON, KATHERINE LYN WILSON AND JOHN ANDREW WILSON, ALL NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP**, 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 21 day of October, 2006.

Ronald S. Wilson

Nancy A. Wilson

36-F

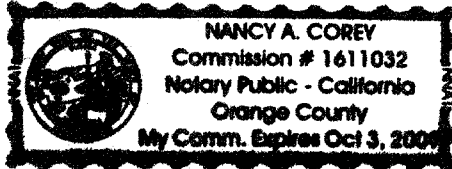
APN: R309295

Bargain and Sale Deed
- continued

File No.: 7151-884287 (CAH)
Date: 10/20/2006

STATE OF CALIFORNIA)
)ss.
County of ORANGE)

This instrument was acknowledged before me on this 21st day of OCT., 2006
by **RONALD S. WILSON AND NANCY A. WILSON.**



Nancy A. Corey
Notary Public for CALIFORNIA
My commission expires: 10-3-09

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

A TRACT OF LAND SITUATED IN THE SE 1/4 NE 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 6 E.W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WHICH IS LOCATED S 12° 04' E, 375.5 FEET FROM THE NORTHWEST CORNER OF LOT 1 OF HARRIMAN PARK, WHICH SAID PIN IS LOCATED IN THE CENTER LINE OF A PRIVATE 20 FOOT WIDE ROADWAY; THENCE S 80° 43' W, 91 FEET, MORE OR LESS, TO THE EASTERLY BANK OF THE ARTIFICIALLY CONSTRUCTED WATER CHANNEL; THENCE S 11° 53' E, 79 FEET AND S 34° 37' E, 77 FEET ALONG THE EASTERLY BANK OF SAID WATER CHANNEL; THENCE LEAVING EAST BANK OF SAID WATER CHANNEL N 67° 08' E A DISTANCE OF 219.4 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO CHARLES JOSEPH MILLER BY DEED RECORDED OCTOBER 26, 1966 IN VOLUME M66 PAGE 11300; THENCE N 7° 37' E A DISTANCE OF 85.56 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO WILLIAM G. POLLOCK AND LAVERN POLLOCK BY DEED RECORDED JULY 28, 1969, IN VOLUME M 69 PAGE 6533; THENCE S 79° 11' 40" W ALONG THE SOUTHERLY BOUNDARY OF SAID POLLOCK TRACT A DISTANCE OF 179.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND IN THE SE 1/4 NE 1/4 OF SECTION 3, TWP. 36 S.R. 6 E.W.M., KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND WHICH WAS CONVEYED TO ROBERT A. SCOTT ET UX BY DEED DATED NOVEMBER 6, 1965, AND RECORDED NOVEMBER 22, 1965, IN VOL. M65 PAGE 3934 OF KLAMATH COUNTY, OREGON DEED RECORDS, WHICH SAID CORNER IS SITUATED ON THE CENTER LINE OF THE PRIVATE 20 FOOT WIDE ROADWAY, WHICH IS MORE PARTICULARLY DESCRIBED IN THE DEED TO JOHN L. GROSS ET UX, DATED OCTOBER 12, 1966, AND RECORDED OCTOBER 20, 1966, IN VOL. M66 AT PAGE 10168 OF KLAMATH COUNTY OREGON DEED RECORDS; THENCE, NORTH 13° 59' WEST ALONG SAID ROAD CENTER LINE, WHICH IS ALSO THE EAST LINE OF SAID SCOTT TRACT, A DISTANCE OF 75.0 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SCOTT TRACT, WHICH IS ALSO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO WILLIAM G. BIELY ET UX BY CORRECTION DEED DATED MAY 12, 1968 AND RECORDED JUNE 12, 1968, IN VOL. M68 AT PAGE 5218 OF KLAMATH COUNTY, OREGON DEED RECORDS; THENCE NORTH 12° 04' WEST ON SAID ROAD CENTER LINE, WHICH IS ALSO THE EAST LINE OF SAID BIELY TRACT A DISTANCE OF 72.5 FEET, MORE OR LESS, TO THE POINT WHERE SAID ROAD CENTER LINE INTERSECTS THE ONE-SIXTEENTH LINE BETWEEN THE SE 1/4 NE 1/4 AND THE NE 1/4 NE 1/4 OF SAID SECTION 3, WHICH SAID LINE IS ALSO THE SOUTH BOUNDARY LINE OF HARRIMAN PARK, KLAMATH COUNTY, OREGON, AND WHICH SAID POINT OF INTERSECTION IS ALSO THE NORTHEAST CORNER OF SAID BIELY TRACT; THENCE, LEAVING SAID ROAD CENTER LINE AND RUNNING EAST ON SAID ONE-SIXTEENTH LINE TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ALBERT A. MITCHELL ET UX BY DEED DATED OCTOBER 2, 1968, AND RECORDED OCTOBER 3, 1968 IN VOL. M68 AT PAGE 8973 OF KLAMATH COUNTY, OREGON DEED RECORDS; THENCE SOUTH 2° 17' EAST ALONG THE WEST LINE OF SAID MITCHELL TRACT A DISTANCE OF 140 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID MITCHELL TRACT, WHICH IS ALSO THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO CLIFFORD DANIEL MILLER BY DEED RECORDED IN VOL. M66 AT PAGE 11211 OF KLAMATH COUNTY, OREGON DEED RECORDS; THENCE SOUTH 79° 11' 40" WEST A DISTANCE OF 179.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.