

ESC

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

2007-001340

Klamath County, Oregon



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01/25/2007 01:41:37 PM

Fee: \$26.00

Everett J. McGilvray + Shirley A. McGilvray  
 4414 E. Langell Valley, Bonanza, OR 97623  
 Grantor's Name and Address

James C. McGilvray + Squeak N. McGilvray  
 4409 E. Langell Valley, Bonanza, OR 97623  
 Grantee's Name and Address

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

Jim McGilvray  
 4409 E. Langell Valley  
 Bonanza, OR 97623

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

Same as above

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Everett J. McGilvray + Shirley A. McGilvray  
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James C. McGilvray + Squeak N. McGilvray  
 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Tax Lot #

R-3911-010DO-01400-000

R-3911-010DO-01500-000

R-3911-010DO-01600-000

R-3911-010DO-01700-000

(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 \$ None. 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 January 25, 2007; 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.

Everett J. McGilvray  
 Everett J. McGilvray

Shirley A. McGilvray  
 Shirley A. McGilvray

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on January 25, 2007  
 by Everett J. McGilvray + Shirley A. McGilvray

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Karen Petersen  
 Notary Public for Oregon

My commission expires Oct 20, 2007

PARCEL I: Those portions of Lots 29B, 30B and all of 39B, 40B and 49B, together with vacated streets and alleys in East Bonanza, Klamath County, Oregon, lying South of Lost River, lying within boundaries as follows:

Beginning at the NE corner of the SE $\frac{1}{4}$  of Section 10, Township 39 South, Range 11 EWM; Thence South along the east line of said SE $\frac{1}{4}$  a distance of 630 feet, more or less, to a point on the center line of the South channel of Lost River, which is the point of beginning of this description; Thence, South along the said East line of said SE $\frac{1}{4}$  a distance of 1140 feet, more or less, to a point on the said line due East 30 feet from the Southeast corner of Lot or Tract No. 49B according to the plat filed January 9, 1907 of East Bonanza; Thence, Westerly along the South line of the said Lot or Tract No. 49B, a distance of 600 feet, more or less, to the Southwest corner of the said Lot or Tract No. 49B; Thence, Northerly along the West line of said Lot or Tract No. 49B and along the West line of Lots 40B, 39B, 30B and Lot 29B, according to the above said plat to a point on the center line of the main channel of said Lost River; Thence, Southeasterly along said center line of the main channel of said Lost River, South of the island located in the said river, to the point of beginning.

PARCEL I<sup>st</sup>: Beginning at the Southeast corner of Tract No. 49A as originally platted in East Bonanza, according to the duly recorded plat of said East Bonanza, and being situated in the SE $\frac{1}{4}$  of Section 10, Township 39 South, Range 11 EWM, Klamath County, Oregon;

Thence, West along the South line of said Tract 49A, a distance of 104.5 feet; Thence, North at right angles 209.0 feet; Thence, East and parallel with the South line of said Tract 104.5 feet; Thence, South along the East line of said Tract 209.0 feet to the point of beginning.

PARCEL III: Beginning at a point in the SE $\frac{1}{4}$  of Section 10, Township 39 South, Range 11, EWM, which is West 600 feet along the East and West centerline of Section 10 aforesaid and South parallel with the Easterly line of said Section 10, 125 feet from the quarter section corner common to Sections 10 and 11, Township 39 South, Range 11 East; said point of beginning is the southeast corner of that certain tract of land described in deed from John S. Shook et ux to J. L. Sparretorn recorded in Volume 55 of Deeds at page 586, Records of Klamath County, Oregon; Thence along the Southerly boundary of lands described in said deeds, South 80°12' West 705.3 feet to the Southeast corner of that certain Tract of land more particularly described in that certain deed to Lula Sparks and Jonah Sparks, which deed is dated December 2, 1929, and recorded in Volume 88 of Deeds, at page 336; Thence, Southwesterly along the Center or thread of the main or South channel of Lost River 1460 feet, more or less, to a point 30 feet Northeast or upstream from the center of the Lost River bridge on Langell Valley Market Road, which is also known as Klamath County Market Road No. 3 or the Bonanza-Lorella North Road; Thence, Southeasterly and Easterly along the Northerly boundary of said Market Road to its intersection with the Easterly line of vacated Tract No. 49A of East Bonanza; Thence, Northerly along the Westerly line of the land described in that certain deed to William Wood recorded in Volume 95 at page 589 of Deed Records of Klamath County, Oregon, 1,655 feet, more or less, to the point of beginning, being a portion of the SE $\frac{1}{4}$  of Section 10, Township 39 South, Range 11, EWM, in Klamath County, Oregon, LESS, however, approximately three acres of land in the Southeast corner thereof, described as follows:

Beginning at a point on the North line of Langell Valley Market Road where said Line intersects the Westerly line of vacated Tract 49B in East Bonanza in Klamath County; Thence, North 209 feet along the Westerly line of said vacated Tract 49B; Thence, West 627 feet; Thence, South to the North line of said road above-described; Thence, Southeasterly and Easterly along the North line of said road to the point of beginning.