

ESC

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



MTCT8488-155

Holly D. Wilson & Lanore G. Guthrie

6412 Harlan Drive

Klamath Falls, OR 97603

Grantor's Name and Address

Holly D. Wilson

6412 Harlan Drive

Klamath Falls, OR 97603

Grantee's Name and Address

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

Holly D. Wilson

6412 Harlan Drive

Klamath Falls, OR 97603

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

Holly D. Wilson

6412 Harlan Drive

Klamath Falls, OR 97603

2007-003486

Klamath County, Oregon



00016226200700034860010015

SPACE RESEF

02/28/2007 03:33:42 PM

Fee: \$21.00

REC

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Holly D. Wilson and Lanore G. Guthriehereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Holly D. Wilsonhereinafter 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:

Lot 34 in Block 3 of TRACT NO. 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 15 feet thereof.

TOGETHER WITH A tract of land situated in the SE 1/4 SW1/4 of Section 12, and the NE1/4 NW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 34, Block 3, TRACT 1127-NINTH ADDITION TO SUNSET VILLAGE; thence South 42°33'00" West 150.00 feet to the Northerly Right of Way line of the U.S.B.R. "A" Canal; thence North 47°27'00" West, along the said Northerly Right of Way line, 57.54 feet to the Southeast corner of said Lot 34, Block 3; thence North 63°32'08" East 160.67 feet to the point of beginning, with bearings based on Lot Line Adjustment Survey No. 3440.

Subject to a 20 foot wide drainage easement along the US.B.R. "A" Canal. See record of survey 3440 on file at the office of the Klamath County Surveyor.

(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 \$ 0. 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 February 23, 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.

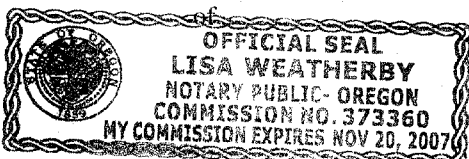
Lanore G. Guthrie
Holly D. Wilson

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on February 23, 2007 ss.by Lanore G. Guthrie and Holly D. Wilson

This instrument was acknowledged before me on

by

as



Lisa Weatherby
Notary Public for Oregon
My commission expires 11/20/07