

2007-004727

Klamath County, Oregon



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03/19/2007 03:12:37 PM

Fee: \$26.00

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE

Grantor's Name and Address

Grantee's Name and Address

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

Mark A. Holland and Janice A. Holland  
3004 Vale Road  
Klamath Falls, Oregon 97603

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

same as above

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WILLIAM BOWEN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MARK R. HOLLAND AND JANICE A. HOLLAND AS TENANTS BY THE ENTIRETY, 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 made a part hereof

(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 \$ lot line adjustment 7-05. 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. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

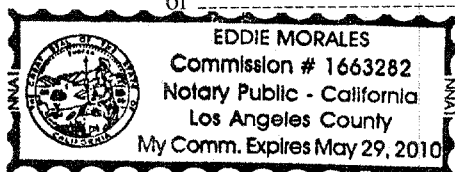
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on February 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.

*William Bowen*  
William Bowen

CALIFORNIA LOS ANGELES ) ss. MARCH 2ND 2007  
STATE OF OREGON, County of \_\_\_\_\_  
This instrument was acknowledged before me on February 2007  
by William Bowen  
This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



*Eddie Morales*  
Notary Public for California  
My commission expires MAY 29, 2010

**TRU SURVEYING, INC. LINE**

2333 SUMMERS LANE  
KLAMATH FALLS, OREGON 97603  
PHONE: (541) 884-3691

DENNIS A ENSOR O.L.S

JOHN HEATON L.S.I.T.

DECEMBER 8, 2006

LEGAL DESCRIPTION FOR PROPERTY LINE ADJUSTMENT 7-05

A TRACT OF LAND BEING A PORTION OF PARCEL 2 OF "MAJOR LAND PARTITION 6-89" AND A PORTION OF PARCEL 3 OF "MAJOR LAND PARTITION 36-89", SITUATED IN THE W1/2 NE1/4 OF SECTION 7, T39S, R10EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER COMMON TO SAID PARCELS 2 AND 3; THENCE S00°01'00"E, ALONG THE WEST LINE OF SAID PARCEL 3, 2.00 FEET; THENCE, LEAVING THE SAID WEST LINE, N88°50'59"E 90.10 FEET; THENCE N80°28'08"E 115.87 FEET; THENCE S76°50'26"E 62.65 FEET; THENCE S86°55'32"E 112.97 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE N07°21'00"E, ALONG THE SAID EAST LINE, 2.01 FEET TO A POINT ON THE LINE COMMON TO SAID PARCELS 2 AND 3; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 2, N89°54'00"E 528.27 FEET, N00°10'47"E 46.13 FEET, N57°00'00"W 198.86 FEET, ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 700.00 FEET AND CENTRAL ANGLE EQUALS 13°49'00") 315.61 FEET, S89°54'00"W 610.96 FEET AND S00°01'00"E 263.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.64 ACRES, MORE OR LESS, WITH BEARINGS BASED ON RECORD OF SURVEY 4890 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dennis A. Ensor.*

OREGON  
JULY 25, 1990  
DENNIS A. ENSOR  
2442

EXPIRES 12/31/07

*Dennis A. Ensor*

DENNIS A. ENSOR

O.L.S. 2442