

ESC

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



Dennis Wayne Drake

2007-013259

Klamath County, Oregon



00027797200700132590020027

SPACE RESE

07/26/2007 01:15:40 PM

Fee: \$26.00

FOR

REC

Grantor's Name and Address

Gayle A. Drake  
10211 Old Fort Rd.  
Klamath Falls, OR 97601

Grantee's Name and Address

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

Gayle A. Drake  
as above

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

Dennis W. Drake  
P.O. Box 1191  
Klamath Falls, OR 97601

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Dennis Wayne Drake, also known as  
Dennis W. Drake and Gayle A. Drake

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Gayle A. Drake

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 exhibit A attached here to and made  
a part hereof.\* per decree of Dissolution  
entered 8-17-05 in K Co Circuit  
Court Case No. 0403787CV

(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 \$\* . 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 \_\_\_\_\_; 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 26, 2007  
by Dennis Wayne Drake aka Dennis W. Drake and Gayle A. Drake

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

by \_\_\_\_\_

as \_\_\_\_\_



Notary Public for Oregon

My commission expires Feb 9, 2010

Exhibit A

Parcel 1:

That portion of the S1/2 N1/2 SW1/4 Section 28, Township 37 South, Range 9 East of the Willamette Meridian, lying East of and adjoining the Old Fort Road, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a parcel of land situated in the S1/2 N1/2 SW1/4 of Section 28, Township 37, South, Range 9 East of the Willamette Meridian more particularly described as follows:

Beginning at a 5/8" iron rod monument marking the Southeast corner of the S1/2 N1/2 SW1/4 of said section 28; thence North 89 degrees 47' 14" West, 1363.90 feet along the South line of the S1/2 N1/2 SW1/4 of Section 28, to a 5/8" iron rod monument on the Easterly right of way line of Old Fort Road, thence North 25 degrees 05' 18" West, 385.79 feet along the Easterly right of way line of Old Fort Road, to a 5/8" iron rod monument; thence South 89 degrees 49' 51" East, 1522.37 feet to a 5/8" iron rod on the East line of the S1/2 N1/2 SW1/4 of Section 28; thence South 00 degrees 50' 11" East, 350.00 feet to the point of beginning, containing 11.58 acres more or less, with bearings based on Minor Partition No. 68-83.

Also Known as Lot 5, Tract 1242-PLUM VALLEY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

A parcel of land situated in the S1/2 N1/2 SW1/4 of Section 28, Township 37, South, Range 9 East of the Willamette Meridian more particularly described as follows:

Beginning at a 5/8" iron rod monument marking the Southeast corner of the S1/2 N1/2 SW1/4 of said section 28; thence North 89 degrees 47' 14" West, 1363.90 feet along the South line of the S1/2 N1/2 SW1/4 of Section 28, to a 5/8" iron rod monument on the Easterly right of way line of Old Fort Road; thence North 25 degrees 05' 18" West, 385.79 feet along the Easterly right of way line of Old Fort Road, to a 5/8" iron rod monument; thence South 89 degrees 49' 51" East, 1522.37 feet to a 5/8" iron rod on the East line of the S1/2 N1/2 SW1/4 of Section 28; thence South 00 degrees 50' 11" East, 350.00 feet to the point of beginning, containing 11.58 acres more or less, with bearings based on Minor Partition No. 68-83.

Also Known as Lot 6, Tract 1242-PLUM VALLEY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.