

ESC

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



MTC1394-9188

2007-019993

Klamath County, Oregon



00035862200700199930020028

11/27/2007 03:27:31 PM

Fee: \$26.00

SPACE RESER.
FOR
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

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

Marshall Ager
7050 Round Lake Rd
Klamath Falls, OR 97601

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

Dorothy Ager
7300 Round Lake Rd
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Earl M. Kerns and Shirley F. Kerns, Husband
and wife

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

Dorothy E. Agerhereinafter 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

**This deed is pursuant to approved Lot line adjustment #20-05

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein

(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 **. ① 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. ① (The sentence between the symbols ①, 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 November 27, 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.

Earl M. Kerns

Earl M. Kerns

Shirley F. Kerns

Shirley F. Kerns

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on November 27, 2007 ss. Earl M. Kerns and Shirley F. Kernsby Earl M. Kerns and Shirley F. Kerns

This instrument was acknowledged before me on _____

by _____

as _____

of _____

OFFICIAL SEAL
EMILY COE
NOTARY PUBLIC- OREGON
COMMISSION NO. 379907
MY COMMISSION EXPIRES APR 21, 2008

Notary Public for Oregon

My commission expires

April 21, 2008

264MT

DESCRIPTION FOR RELEASE OF AREA #2

A tract of land situated in the NW ¼ of Section 27, Township 39 South, Range 8 East, of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at a point on the section line common to Sections 27 and 28 of Township 39 South, Range 8 East, of the Willamette Meridian, from which point the corner common to Sections 21, 22, 27, and 28 bears N 00°08'44" E, a distance of 941.85 feet, said point also marking the most southwesterly corner of that tract of land described in Volume 116, at Page 403 of Klamath County Deed Records; thence along the most southerly line of said Volume 116, at Page 403 of Klamath County Deed Records, N 75°33'52" E a distance of 294.31 feet to the True Point of Beginning of this description (N 75°36' E a distance of 295.0 feet as per Vol. 116, Page 403); thence along the easterly line of said Vol. 116 at Page 403, N 38°36'00" E a distance of 217.71 feet; thence along the southerly line of said Vol. 116 at Page 403, S 82°54'00" E a distance of 332.75 feet to the most easterly corner of said Vol. 116 at Page 403; thence S 07°41'16" W a distance 32.94 feet to a point on the centerline of the Klamath River Wagon Road as now constructed; thence along said centerline N 82°18'44" W a distance of 188.60 feet to the point of curvature of a tangent curve to the left having a radius of 200.00 feet; thence continuing along said centerline and curve through a delta angle of 58°37'18" and an arc distance of 204.63 feet (the long chord of which bears S 68°22'37" W a distance of 195.82 feet); thence continuing along said centerline S 39°03'58" W a distance of 96.80 feet; thence leaving said centerline, N 50°56'02" W a distance of 40.79 feet to the True Point of Beginning, containing 0.48 acres, more or less.

The intent of the above description is to describe that tract of land lying southeasterly of and lying southwesterly of Tax Lot R-3908-02700-01300-000 and lying northwesterly of and lying northeasterly of the centerline of the Klamath River Wagon Road as now constructed, all of which as shown on the map of Property Line Adjustment No. 20-05 as submitted to the Office of the Klamath County Surveyor.