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



MTC13910-9190

2007-019995

Klamath County, Oregon



00035864200700199950020021

SPACE RESE
FOR
RECORDER'S

11/27/2007 03:28:55 PM

Fee: \$26.00

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):

Marshall + Marilee Ager
7050 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 Marshall M. Ager and Marilee K. Ager, 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

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.

** Pursuant to approved lot line adjustment #20-05

(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. KernsShirley F. Kerns
Shirley F. Kerns

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on November 27, 2007, by Earl M. Kerns and Shirley F. Kerns

This instrument was acknowledged before me on _____, by _____, as _____, of _____

Emily Coe
Notary Public for Oregon
My commission expires April 21, 2008

DESCRIPTION FOR RELEASE OF AREA #3

A tract of land situated in the NW $\frac{1}{4}$ 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 401.22 feet, said point also marking the most southwesterly corner of that tract of land described in Volume M83, at Page 22310 of Klamath County Deed Records; thence along the southerly line of said Volume M83, at Page 22310 of Klamath County Deed Records, S 65°42'55" E a distance of 923.35 feet to the True Point of Beginning of this description (S 65°47' E a distance of 927.43 feet as per Volume M83, at Page 22310); thence along the most southerly line of said Volume M83, at Page 22310, S 82°54'00" E a distance of 289.14 feet (284.84 feet as per Volume M83, at Page 22310) to a point on the westerly right of way line of the Round Lake Road; thence along said right of way line along the arc of a non-tangent curve to the left having a radius of 410.00 feet and central angle of 02°30'00" , an arc distance of 17.89 feet (the long chord of which bears S 59°00'29" E a distance of 17.89 feet) to a point on the centerline of the Klamath River Wagon Road as now constructed ; thence leaving said right of way line and along said centerline N 82°18'44" W a distance of 402.26 feet; thence leaving said centerline N 07°41'16" E a distance of 32.94 feet to the most southeast corner of that tract of land described in Volume 116 at Page 403 of Klamath County Deed Records; thence S 65°42'55" E a distance of 100.91 feet to the True Point of Beginning, containing 0.08 acres, more or less.

The intent of the above description is to describe that tract of land lying southwesterly of Tax Lot R-3908-02700-01200-000 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.