

ESC

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



2008-002190

Klamath County, Oregon



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SPACE RESE
FOR
RECORDER:

02/21/2008 11:09:22 AM

Fee: \$26.00

DAVID H CLAY
PO 716 KENO OR 97621
Grantor's Name and Address
Beverly Alice Woodcock
13941 Hwy. 66
Klamath Falls, Or. 97601
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Beverly Alice Woodcock
13941 Hwy. 66
Klamath Falls, Or. 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Beverly Alice Woodcock
13941 Hwy. 66
Klamath Falls, Or. 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DAVID H CLAY

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

Beverly Alice Woodcock

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"

(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.

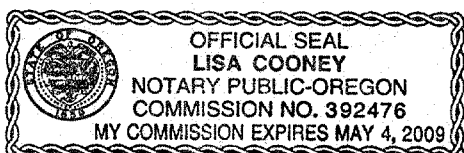
IN WITNESS WHEREOF, the grantor has executed this instrument on 2/21/08; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

David H Clay

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on February 21, 2008 by David H Clay

This instrument was acknowledged before me on _____

by _____
as _____
of _____

Notary Public for Oregon

My commission expires 5/4/09

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northeasterly right of way line of Oregon Highway No. 66, from which the most Westerly corner of Lot 1, Block 1, KENO HILLSIDE ACRES, a duly platted and recorded subdivision in Klamath County, Oregon, bears South 38 degrees 20' 45" East along said right of way line, 361.03 feet; thence North 38 degrees 20' 45" West along said right of way line 183.23 feet; thence leaving said right of way line North 52 degrees 32' 30" East, 259.64 feet; thence South 24 degrees 52' 00" East, 187.73 feet; thence South 52 degrees 32' 30" West, 215.88 feet to the point of beginning.