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2008-004793

Klamath County, Oregon



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04/01/2008 12:14:50 PM

Fee: \$26.00

Jennifer M. York  
 4690 Weyerhaeuser Road  
 Klamath Falls, OR 97601  
 Grantor's Name and Address  
 Gary H. York & Jennifer M. York  
 4690 Weyerhaeuser Road  
 Klamath Falls, OR 97601  
 Grantee's Name and Address

SPACE RE  
 FOI  
 RECORDE

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

Gary & Jennifer York  
 4690 Weyerhaeuser Road  
 Klamath Falls, OR 97601

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

Gary & Jennifer York  
 4690 Weyerhaeuser Rd  
 Klamath Falls, OR 97601

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jennifer M. York (who acquired title as Jennifer M. Eberhard) hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Gary H. York & Jennifer M. York; husband & wife 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 hereto

(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 \$ none. 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.

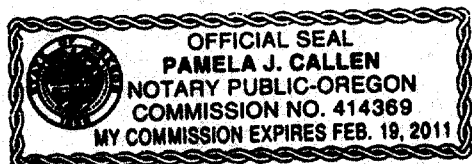
IN WITNESS WHEREOF, the grantor has executed this instrument on April 1, 2008; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010. TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

*Jennifer M. York*

STATE OF OREGON, County of KLAMATH ss. APRIL 1, 2008This instrument was acknowledged before me on APRIL 1, 2008 by JENNIFER M. YORK

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_



*Pamela J. Callen*  
 Notary Public for Oregon  
 My commission expires 02-19-2011

## EXHIBIT A

### LEGAL DESCRIPTION:

A tract of land situated in the SW 1/4 NE 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said tract also being a portion of vacated Block 22, and vacated 4th Street in West Klamath a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the South line of the NW 1/4 NE 1/4 of said Section 13, said point of beginning being the intersection of the Northerly line of Holliday Drive and the Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41°10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28°40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16°10' East (South 16°58'00" East by recorded Survey No. 1178, as recorded in the office of the Klamath County Surveyor) a distance of 120.45 feet to the true point of beginning of this description said true point being South 16°58'00" East a distance of 90.45 feet from the Northwest corner of Parcel 2, as shown on said Survey No. 1178, and the true point of beginning of that tract of land described in Deed Volume M-77 at page 20214, as recorded in the Klamath County Deed Records; thence continuing South 16°58'00" East, along the Westerly right of way line of said Third Street, 145.20 feet; thence South 73°02'00" West 300.00 feet to the Westerly right of way line of said vacated Fourth Street; thence North 16°58'00" West, along the Westerly right of way line of said vacated Fourth Street, 145.20 feet; thence North 73°02'00" East 300.00 feet to the true point of beginning of this description