

Pearl Jean Hagel
163 Shadowline Drive, Apt. 220
Boone NC 28607

2008-004933
Klamath County, Oregon



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04/03/2008 02:56:45 PM

Fee: \$21.00

Ginger Lee Harrington, Attorney at Law
5113 So. 6th Street, Suite A-1
Klamath Falls, Oregon 97603

STATUTORY BARGAIN AND SALE DEED

PEARL JEAN HAGEL, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto BRUCE E. BRINK and WANDA L. BRINK, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The E 1/2 of the SW 1/4 of the NE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Southerly 100 feet; ALSO EXCEPTING THEREFROM a strip of land 20 feet wide off the East side; AND ALSO EXCEPTING THEREFROM a strip of land 25 feet wide off the West side thereof 75 feet long from the South boundary for roadway purposes.

CODE 024 MAP 3809-035AC TL 00100 KEY #446468

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 PERSONS 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 197.352.

The true and actual consideration for this transfer, stated in terms of dollars, is \$10,000.00. The Grantor hereby certifies that this statement of the consideration for conveyance is a true and accurate statement. This deed is prepared and executed herein for the purpose of clearing title to the above-described real property.

DATED: 3/17, 2008.

Pearl Jean Hagel
PEARL JEAN HAGEL, Grantor

STATE OF NORTH CAROLINA)
) ss.
County of Ashe)

This instrument was acknowledged before me on this 17 day of March, 2008, by Pearl Jean Hagel, Grantor.

Emily W. North
Notary Public for the State of North Carolina
My Commission expires on: 07/09/11