

2008-011178

Klamath County, Oregon



00051084200800111780020022

08/06/2008 03:29:30 PM

Fee: \$26.00

**BARGAIN AND SALE DEED**

Grantor: Dorothy Virginia Collier

PO Box 1554

Klamath Falls, OR 97601

Grantee: Claire Hunsaker, Janet Ehlers,

Tori Gruenewald and Collier Ehlers

555 Bryant Street #471

Palo Alto, CA 94301

After recording, return to

James R. Uerlings

Boivin, Uerlings & Dilaconi, P.C.

803 Main Street, Ste 201

Klamath Falls, OR 97601

Send property tax statements to:

Claire Hunsaker

555 Bryant Street #471

Palo Alto, CA 94301

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That **Dorothy Virginia Collier**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Claire Hunsaker, Janet Ehlers, Tori Gruenewald and Collier Ehlers**, as tenants-in-common, 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:

Exhibit A, attached hereto and incorporated by this reference.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

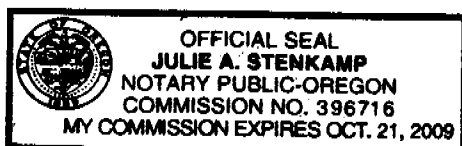
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

In Witness Whereof, the Grantor has executed this instrument this 1st day of August, 2008.

STATE OF OREGON, County of Klamath) ss

Dorothy V. Collier

This instrument was acknowledged before me on August 1, 2008 Dorothy Virginia Collier.



Notary Public for Oregon  
My Commission Expires: 10/21/08

**Legal Description from m74-17182**

Lots 1, 2, 3, 4, 5, 6, 7, and 8 of Block 15 and all of Block 6 of Hillside Addition to the City of Klamath Falls, Oregon and the vacated part of Lawrence Street lying Easterly of Hillside Avenue between said properties.

**Legal Description from m90-7321**

Parcel 1. Assessor's Account No. 190-428335-R3809-02800-00600; 8.26 acres, more or less, in E1/2 NW1/4 of Section 28, Twp. 38 S. R. 9 E. W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is N 68°46' E a distance of 60 feet from the NE corner of Block 42 Hillside Addition to the City of Klamath Falls, Oregon, and also is on the Northeasterly right-of-way line of Hillside Avenue, and running thence:

N 68°46' E a distance of 250 feet to a point; Thence N 21°14' W a distance of 1360.9 feet to a point; Thence N 0°00' E a distance of 80.6 feet to a point; Thence S 68°46' W a distance of 250 feet to a point which is the Northeasterly corner of Block 37 said Hillside Addition; Thence S 0°00' E along the easterly property line of said Block 37 a distance of 80.6 feet to a point which is on the Northeasterly right-of-way line of Hillside Avenue and is also the most southerly corner of said Block 37; Thence S 21°14' E along the said Northeasterly right-of-way line of Hillside Avenue a distance of 1360.9 feet to the point of beginning.

Parcel 3. Lot 1 in Block 37 of hillside Addition to City of Klamath Falls, Oregon. Tax Account No. 187915.

**Legal Description from m84-4695**

Lots 4, 5, and 6 less Southwesterly 20 feet of Block 17 of Hillside Addition to the City of Klamath Falls, Oregon.