

EOB

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



Warren John Phillips
11331 E Langell Valley Road
Bonanza Oregon 97623
Grantor's Name and Address
Warren John + Susan Dale Phillips
11331 E Langell Valley Rd
Bonanza OR 97623
Grantee's Name and Address

2008-011737
Klamath County, Oregon



00051755200800117370030030

08/19/2008 09:30:17 AM

Fee: \$31.00

SPACE R
FC
RECORD

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

Warren + Susan Phillips
11331 E Langell Valley Rd
Bonanza OR 97623

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

Warren + Susan Phillips
11331 E Langell Valley Rd
Bonanza OR 97623

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Warren John Phillips

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

Warren John and Susan Dale Phillips

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 Legal Description attached hereto
marked 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-. 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 August 14, 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.

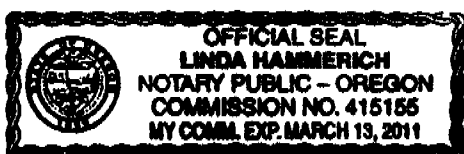
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS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

Warren John Phillips
Susan Dale Phillips

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 14, 2008
by Susan Dale Phillips

This instrument was acknowledged before me on August 14, 2008
by Warren John Phillips
as _____
of _____



Linda Hammerich
Notary Public for Oregon

My commission expires March 13, 2011

Returned @ County

31-

PARCEL 1:

A portion of SW 1/4 of SE 1/4 of Section 6, Township 40 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southern boundary of said SW 1/4 of SE 1/4 of Section 6 and the centerline of the East Langell Valley Road, and proceeding Northwesterly along said centerline a distance of two hundred (200) feet; thence in a Northeasterly direction perpendicular to said centerline a distance of three hundred and fifty (350) feet; thence Southeasterly parallel to said centerline a distance of approximately three hundred and twenty-four (324) feet to the Southern boundary of said SW 1/4 of SE 1/4 of Section 6; thence due West along said Southern boundary approximately three hundred seventy-four feet (374) to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of East Langell Valley Road.

PARCEL 2:

That portion of the SW 1/4 SE 1/4 in Section 6, Township 40 South, Range 14 East of the Willamette Meridian, lying Easterly of the East Langell Valley Road, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the following:

Beginning at the intersection of the Southern boundary of said SW 1/4 of SE 1/4 of Section 6 and the centerline of the East Langell Valley Road, and proceeding Northwesterly along said centerline a distance of two hundred (200) feet; thence in a Northeasterly direction perpendicular to said centerline a distance of three hundred and fifty (350) feet; thence Southeasterly parallel to said centerline a distance of approximately three hundred and twenty-four (324) feet to the Southern boundary of said SW 1/4 of SE 1/4 of Section 6; thence due West along said Southern boundary approximately three hundred seventy-four (374) feet to the point of beginning.

ALSO LESS AND EXCEPT any portion lying within the USBR East Lateral.

Continued on next page

EXHIBIT "A" CONTINUED

PARCEL 3:

That portion of the SE 1/4 SE 1/4, Section 6, Township 40 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of Langell Valley Irrigation District's Easterly right of way boundary of the existing irrigation ditch (East lateral), but subject to said ditch and right of way in Klamath County.

CODE 56 MAP 4014-600 TL 1000
CODE 56 MAP 4014-600 TL 900
CODE 56 MAP 4014-600 TL 1101

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 22nd day
of Dec. A.D. 19 94 at 3:49 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 38683
Evelyn Biehn
By Caroline Mullender County Clerk

FEE \$40.00