

2008-011942

Klamath County, Oregon



THIS SPACE



08/25/2008 02:56:15 PM

Fee: \$31.00

After recording return to:
Eddie L Wilcher and Melanie L
Wilcher
PO Box 240
Keno, OR 97627

Until a change is requested all tax statements
shall be sent to the following address:
Same As Above

File No.: 7021-1117776 (ALF)
Date: July 8, 2008

STATUTORY BARGAIN AND SALE DEED

Eddie L Wilcher as to 75% and Melanie L Wilcher as to 25% , Grantor, conveys to Eddie L Wilcher as to an undivided 2/3 interest and Melanie L Wilcher as to an undivided 1/3 interest, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$to convey title only.** (Here comply with requirements of ORS 93.030)

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.

Dated this 25 day of Aug, 2008.

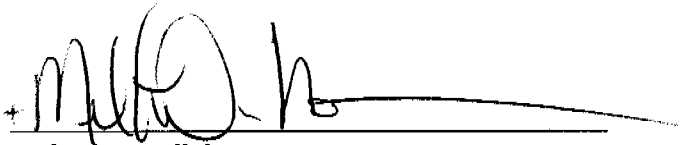
Eddie L Wilcher

F31-

APN: R580614

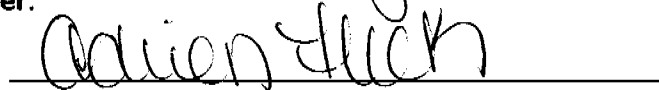
Bargain and Sale Deed
- continued

File No.: 7021-1117776 (ALF)
Date: 10/12/2007

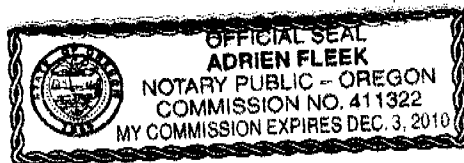

Melanie L Wilcher

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 25 day of August, 2008
by **Eddie L Wilcher and Melanie L Wilcher**.



Notary Public for Oregon
My commission expires: 12-3-10



APN: **R580614**

Bargain and Sale Deed
- continued

File No.: **7021-1117776 (ALF)**
Date: **10/12/2007**

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE SOUTH 10 ACRES OF THE NW 1/4 NE 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING WESTERLY OF THE WESTERLY LINE OF THE KLAMATH FALLS-WEED HIGHWAY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION, AS EVIDENCED BY WARRANTY DEED, RECORDED MARCH 10, 1992 IN VOLUME M92 PAGE 5035, DEED RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL 2:

LOTS 7, 8 AND 9 BLOCK 66, BUENA VISTA ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT PORTION OF VACATED MODOC STREET WHICH INURES THERETO BY ORDINANCE NO. 01-07 AND RECORDED JULY 6, 2001 IN VOLUME M01 PAGE 32808, RECORDS OF KLAMATH COUNTY, OREGON.