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



Phillip Oreila

2008-013061

Klamath County, Oregon



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09/18/2008 03:08:40 PM

Fee: \$26.00

Grantor's Name and Address

Phillip and MARTHA Oreila

Grantee's Name and Address

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

Phillip E. Oreila  
1144 Civic Center Dr.  
Roseburg Park, Ca 94928

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

Same As Above

SPACE RESI  
FOR  
RECORDER

**BARGAIN AND SALE DEED**

KNOW ALL BY THESE PRESENTS that Phillip E. Oreila

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

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein

(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 \$                      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 Sept 18, 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.

Phillip E. Oreila

STATE OF OREGON, County of Klamath, ss. 9/18/08

This instrument was acknowledged before me on                      by Phillip E Oreila

This instrument was acknowledged before me on                      by                      as                      of                     



Notary Public for Oregon

My commission expires 12/20/10

*2008*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in Government Lot 3, being the NW1/4 of the SW1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of said Government Lot 3, said point being South 00° 05' 06" East, 900.00 feet from the brass cap monument marking the West quarter corner of said Section 31; thence South 89° 55' 49" East, 484.00 feet; thence North 00° 05' 06" West, 343.16 feet; thence South 89° 57' 09" East, 792.41 feet to the East line of said Government Lot 3; thence South 00° 31' 12" East, 40.00 feet; thence North 89° 57' 09" West, 560.29 feet; thence South 00° 31' 12" East, 724.00 feet to the South line of said Government Lot 3; thence North 89° 57' 09" West, 721.92 feet to the Southwest corner of said Government Lot 3; thence North 00° 05' 06" West, 420.99 feet to the point of beginning.

EXCEPTING THEREFROM that portion laying in county road Yonna Drive.