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



2008-014058

Klamath County, Oregon



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10/14/2008 12:06:28 PM

Fee: \$26.00

SPACE RES
FOR
RECORDERS
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Paul A. Lee
P.O. Box 464
Chiloquin, OR 97624
Grantor's Name and Address

Lisa Marie Schmidt
P.O. Box 464
Chiloquin, OR 97624
Grantee's Name and Address

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

Paul Lee & Lisa M. Schmidt
P.O. Box 464
Chiloquin, OR 97624

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

Paul Lee & Lisa Schmidt
P.O. Box 464
Chiloquin, OR 97624

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Paul Andrew Lee

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Lisa Marie Schmidt & Paul Andrew Lee, 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"

(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 \$ 00. ^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. ^② (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 October 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on October 14th, 2008by Paul Andrew Lee

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Melissa Johnson
Notary Public for Oregon

My commission expires October 12, 2010

EXHIBIT "A"

A parcel of land situate in the SW 1/4 of the SE 1/4 of Section 6 and the NW 1/4 of the NE 1/4 of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at Brass Cap to corner of Section 6, 5, 7 and 8; thence South 2218.6 feet; thence West 934.1 feet to iron pin (Survey #1056); thence North 36 degrees 59' 30" West 421.9 feet to 1/2" iron pin; thence North 27 degrees 27' 07" West 917.7 feet to a 1/2" iron pin (Survey #1107); thence North 27 degrees 27' 07" West 164.2 feet to a point; thence North 36 degrees 42' 37" West 581.5 feet to a point; thence North 17 degrees 42' West 787.8 feet to 5/8" iron rebar which is the true point of beginning; thence Northerly along the Easterly right of way of Old Highway 97, which is now the County Road, a distance of 330.5 feet, more or less to a 5/8" iron rebar; thence North 85 degrees 59' East 82.1 feet to 5/8" iron rebar; thence South 18 degrees 07' 30" East 361.5 feet to a 5/8" iron rebar; thence North 87 degrees 37' 30" West 182.7 feet to the point of beginning.

CODE 183 MAP 3709-600 TL 800