

EOB

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



Kiki Parker-Rose  
 1713 Patterson  
 Klamath Falls, OR 97603  
Grantor's Name and Address  
 Raymond E. Parker  
 9324 Homedale  
 Klamath Falls, OR 97603  
Grantee's Name and Address

2008-015837  
 Klamath County, Oregon



00056771200800158370030033

SPACE RESEI  
 FOR  
 RECORDER'S

11/26/2008 09:28:25 AM

Fee: \$31.00

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

Raymond E. Parker  
 9324 Homedale  
 Klamath Falls, OR 97603

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

Raymond E. Parker  
 9324 Homedale  
 Klamath Falls, OR 97603

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Kiki Parker-Rose

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

Raymond E. Parker

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 attached Exhibit "A"  
 (2 pages)

(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 \$ 184. 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 11-26-2008; 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.

Kiki Parker-Rose

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on November 26, 2008  
 by KIKI DEANNE PARKER ROSE

This instrument was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_



Susan Costic  
 Notary Public for Oregon  
 My commission expires March 13, 2010

## EXHIBIT "A"

The S 1/2 SE 1/4 of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPT the following parcels thereof, to wit:

## PARCEL 1:

That portion of said property conveyed by Frank D. Miles, a single man to P. J. Elliott, by Deed dated December 21, 1937, recorded December 22, 1937 in Book 113 at Page 443, Deed Records of Klamath County, Oregon, described as follows, to wit: Beginning at a point on the East boundary of said Section 26 from which the Southeast corner of said Section 26 bears South 1193.0 feet distant and running; thence South 89 degrees 49' West 100 feet; thence North 50.0 feet; thence South 89 degrees 49' West 2559.0 feet to the West boundary of the SE 1/4 of said Section 26; thence North 60.0 feet; thence North 89 degrees 49' East 2479.0 feet; thence South 64 degrees 50' East 88.5 feet; thence South 72.0 feet to the point of beginning.

## PARCEL 2:

EXCEPTING ALSO that portion of said property described as Parcel Four (Unit No. 11) in the United States of America, Plaintiff vs Charles E. Drew, et al., defendants, Civil No. 4253. In the District Court of the United States for the District of Oregon in Judgment of Declaration of Taking and Order Granting Possession, recorded March 11, 1949 in Book 229 at Page 308, Deed Records of Klamath County, Oregon, and also described in United States of America, Plaintiff vs Jack C. Hayes, et al., Defendants, Civil No. 4726. In the District Court of the United States for the District of Oregon in Order/Fixing Value, Final Judgment in Condemnation and Order Disbursing Funds, recorded March 9, 1951 in Book 246 at Page 73, Deed Records of Klamath County, Oregon, and described as follows: to-wit: Beginning at a point in the Easterly boundary of the SE 1/4 of said Section 26, distant there along North 126.7 feet from the Southeast corner of said Section 26, said point being also distant North 165 feet from the center line of Lost River Diversion Channel Enlargement running thence from said point of beginning, South 89 degrees 58' West 2658.0 feet to a point in the Westerly boundary of the SE 1/4 of said Section 26, distant there along North 128.2 feet from the South quarter corner of said Section 26, said point being also North 165 feet from said center line of Lost River Diversion Channel Enlargement; EXCEPTING THEREFROM all that portion thereof lying within the present boundaries of the right of way for Lost River Diversion Channel owned by the United States of America.

← 165' N.  
OF  
CENTER -  
LINE

Continued on next page

## EXHIBIT "A" CONTINUED

## PARCEL 3:

EXCEPTING ALSO that portion of said property conveyed to City of Klamath Falls, a municipal corporation of the State of Oregon by Deed dated February 15, 1955, recorded February 16, 1955 in Book 272 at Page 328, Deed Records of Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of the SW 1/4 SE 1/4 of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, said corner being on the center line of the U.S.B.R. drainage canal; thence South 89 degrees 57' 15" East along the centerline of said canal, a distance of 1026.63 feet to a point; thence South 68 degrees 29' 45" West a distance of 1107.04 feet to an iron pin; said pin being on the Westerly one-quarter section line of the SE 1/4 of said Section 26; thence North 0 degrees 27' 45" East along said one-quarter section line a distance of 406.77 feet to the point of beginning.

## PARCEL 4:

EXCEPTING ALSO that portion of said property conveyed to City of Klamath Falls, a municipal corporation of the State of Oregon by Deed dated September 16, 1955, recorded September 21, 1955 in Book 277 at Page 468, Deed Records of Klamath County, Oregon, described as follows: to-wit: Beginning at an iron pin on the West line of the SW 1/4 of the SE 1/4 of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, said pin being South 0 degrees 27' 45" West a distance of 408.54 feet from the Northwest corner of said SW 1/4 SE 1/4 of Section 26, Township 39 South, Range 9 East of the Willamette Meridian; thence North 68 degrees 29' 45" East a distance of 1107.04 feet, to a point on the North line of the said SW 1/4 SE 1/4, said point being also the center line of the U.S.R.S. drainage ditch; thence South 89 degrees 57' 15" East along said North line of the SW 1/4 SE 1/4 a distance of 53.50 feet to a point; thence South 21 degrees 30' 15" East a distance of 1312.11 feet to an iron pin; said pin being on the Northerly right of way line of the Lost River Diversion Canal and being within the SE 1/4 of the SE 1/4 of said Section 26; thence North 89 degrees 49' 09" West along said Northerly right of way line a distance of 1571.10 feet to an iron pipe, said pipe being on the West line of said SW 1/4 SE 1/4 of Section 26; thence North 0 degrees 27' 25" East along said West line a distance of 809.83 feet to the point of beginning.

CODE 170 MAP 3909-2600 TL 1600