

UTC 83631

2008-016185
Klamath County, Oregon



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12/08/2008 03:34:30 PM

Fee: \$26.00

STATUTORY BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS THAT

BRAD SIMMONS AND RICHARD E. RUHL, AS TENANTS IN COMMON

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

RICHARD E. RUHL AND KIMBERLY A. RUHL, AS TENANTS BY THE ENTIRETY

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 LANE KLAMATH County, State of Oregon, described as follows, to-wit:

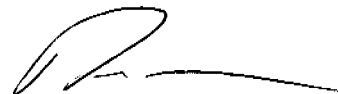

SEE ATTACHED EXHIBIT "A"

Tax Account No (s): R147157
Lot No (s): R-2407-018AO-03300-000

The true consideration for this conveyance is \$60,000.00, to release any and all interest in the subject property.

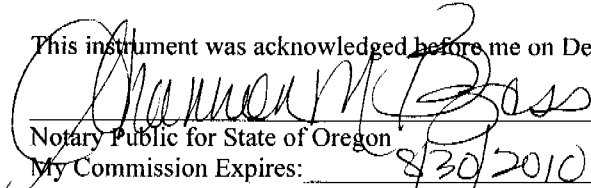
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

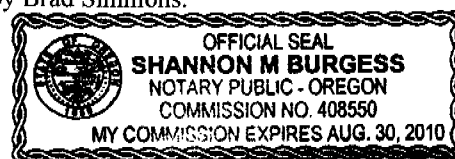
Dated this 4 day of December, 2008


BRAD SIMMONS

RICHARD E. RUHL

STATE OF OREGON, COUNTY OF LANE SS.

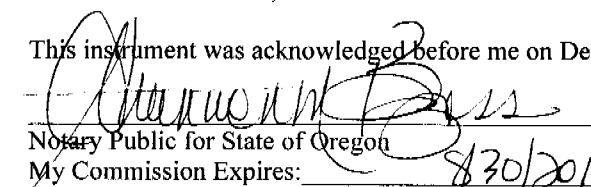
This instrument was acknowledged before me on December 4, 2008, by Brad Simmons.


Notary Public for State of Oregon
My Commission Expires: 8/30/2010



STATE OF OREGON, COUNTY OF LANE SS.

This instrument was acknowledged before me on December 4, 2008, by Richard E. Ruhl.


Notary Public for State of Oregon
My Commission Expires: 8/30/2010



After recording return to:
497 OAKWAY ROAD, STE 340
EUGENE, OR 97401

Until a change is requested all tax statements
Shall be sent to the following address:

~~NO CHANGE~~

390 Coburg Rd Ste. F.
Eugene, OR 97401

26Am1

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 and the SE1/4 of the NE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 01°00'51" East 502.14 feet and East 31.98 feet from the 1/16th corner on the common line between the NE1/4 and the SE1/4 of said Section 18; thence West 433.6 feet; thence continuing West 15 feet, more or less to the flow line of Crescent Creek; thence Northerly and Easterly along said flow line 160 feet, more or less, to the intersection of the North line of said tract which is parallel to and 150 feet, more or less, North of the South line of said tract; thence East 40 feet, more or less, to a steel pin; thence continuing East 352.2 feet more or less to a point North of the point of beginning; thence South 00°18'41" West 150.0 feet, more or less, to the point of beginning.