

ECB

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



UTC 13916-9242

ANNE GRADY

172 LIVE OAK LANE

SEVEN SPRINGS, NC 28578

Grantor's Name and Address

BARBARA SCOTT

81160 LOST CREEK RD.

DEXTER, OR 97431

Grantee's Name and Address

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

Thomas A. Huelsberger P.C.
 870 West Centennial Boulevard
 Springfield, OR 97477-5298

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

BARBARA SCOTT

81160 LOST CREEK RD.

DEXTER, OR 97431

2008-016886

Klamath County, Oregon



00058001200800168860020020

SPACE RESEI

FOR

RECORDER'S USE

12/29/2008 03:57:52 PM

Fee: \$26.00

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED - STATUTORY FORM

ANNE GRADY

Grantor,

conveys to BARBARA SCOTT

Grantee,

the following real property situated in KLAMATH County, Oregon, to-wit:

SEE EXHIBIT "1" ATTACHED HERETO AND BY
 THIS REFERENCE INCORPORATED HEREIN.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ OTHER THAN (Here, comply with the requirements of ORS 93.030.)
MONEY

DATED 1 Nov 2008; if a corporate grantor, 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 NORTH CAROLINA, County of Wayne

This instrument was acknowledged before me on 1 Nov, 2008,
 by ANNE GRADY

This instrument was acknowledged before me on 18 Nov 2008,
 by Donette Legg
 as Notary Public
 of North Carolina

DONETTE LEGG

Notary Public

Wayne County

State of North Carolina

My Commission Expires Aug 27, 2011

Notary Public for Oregon

My commission expires 27 Aug 2011

EXHIBIT "1"

Parcel 1:

That portion of the SW 1/4 NE 1/4 of Section 7, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the forty line which bears South 89° 43' East a distance of 440.8 feet from the iron pin which is at the Northwest corner of the SW 1/4 of the NE 1/4 of Section 7, Township 38 South, Range 9 East, Willamette Meridian, and running thence:

Along the forty line South 89° 43' East a distance of 124.2 feet to a point; thence South 0° 52' East a distance of 367.8 feet to a point which is on the Northerly right-of-way line of the 60 foot County Road; thence North 74° 34' West along said Northerly right of way line a distance of 129.3 feet to a point; thence North 0° 52' West a distance of 334.0 feet to the point of beginning.

Parcel 2:

That portion of the SW 1/4 NE 1/4 of Section 7, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the 40 line which lies South 89° 43' East a distance of 565 feet from the iron pin which marks the Northwest corner of the SW 1/4 of NE 1/4 of Section 7, Township 38 South of Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence:

South 0° 52' East a distance of 367.8 feet to a point on the Northerly right of way line of the County Road; thence South 49° 54' East along the Northerly right of way line of the County Road a distance of 256.8 feet to a point; thence North 0° 52' West a distance of 533 feet to a point on the 40 line; thence North 89° 43' West along the 40 line a distance of 194.0 feet, more or less, to the point of beginning.

AMERITITLE, has recorded this
Instrument by request as an accommodation 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.