

MT 83994-MS

Peggy Sue Watson

THIS SP/

2009-000334

Klamath County, Oregon



00058599200900003340020026

01/12/2009 03:26:26 PM

Fee: \$26.00

Grantor's Name and Address

Peggy Sue Watson
22148 Highway 140E
Dairy, OR 97625

Grantee's Name and Address

After recording return to:
Peggy Sue Watson
22148 Highway 140E
Dairy, OR 97625

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

Peggy Sue Watson
22148 Highway 140E
Dairy, OR 97625

Escrow No. MT83994-MS
BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Peggy Sue Watson, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Peggy Sue Watson and Gary W. Nielsen, with the rights of survivorship, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

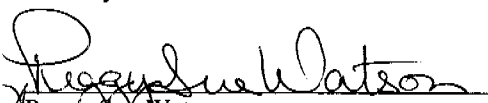
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

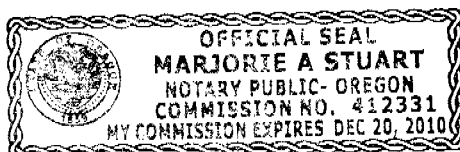
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

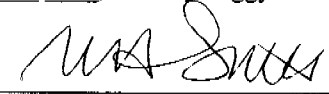
In Witness Whereof, the grantor has executed this instrument this 16th day of Jan, 2009; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Peggy Sue Watson

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1/6, 2009 by Peggy Sue Watson.




(Notary Public for Oregon)

My commission expires 12/20/10

26 AMT

LEGAL DESCRIPTION

"EXHIBIT A"

Parcel 1:

A piece or parcel of land situated in the S1/2 of the NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A.L. Michael to the State of Oregon, by deed dated July 18, 1936 and recorded in Book 107 at page 23, Klamath County Records of Deeds, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian bears South 47°03' West 1,836.2 feet distant, and running thence Southwesterly along the said Highway boundary to a point which bears South 77°05' West 126.2 feet distant; thence South 0°34' West 180 feet; thence South 62°29' West 186.6 feet, more or less to a point in a well established fence line which marks the Westerly boundary of that certain tract heretofore conveyed to A.L. Michael by Martin Stoehsler et al., by deed dated February 19, 1925 and recorded in Book 66 of Deeds, at page 552; thence South 1°45' East along said fence line 185 feet, more or less, to a point in the center of a dry gulch or wash; thence Southeasterly along the said gulch or wash to a point from which the said point of beginning bears North 0°34' East; thence North 0°34' East 636.3 feet, more or less, to the point of beginning.

Parcel 2:

A piece or parcel of land situated in the SW1/4 of the NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A.L. Michael to the State of Oregon by Deed dated July 18, 1936 and recorded in Book 107 of Deeds at Page 23, Klamath County Deed Records, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears South 44°49' West 1734.7 feet distant and running thence Southwesterly along the said highway boundary to a point which bears South 68°36' West 50.0 feet distant; thence South 11°45' East 170.6 feet, more or less, to a point in the boundary of the tract heretofore conveyed to James M. Barnes; thence following said boundary North 62°29' East 11.3 feet; thence North 0°34' East 180.0 feet, more or less, to the said point of beginning.