

ESC

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



2009-000873

Klamath County, Oregon



00059234200900008730020022

SPACE RESEF  
FOR  
RECORDER'S

01/26/2009 02:53:58 PM

Fee: \$26.00

Grantor's Name and Address

Jim AND Elizabeth Pacheco  
P.O. Box 939  
Merrill OR 97633

Grantee's Name and Address

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

Jim AND Elizabeth Pacheco  
P.O. Box 939  
Merrill OR 97633

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

Jim AND Elizabeth Pacheco  
P.O. Box 939  
Merrill OR 97633

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that CRYSTAL MAE MATLOCK, A SINGLE WOMAN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jim Pacheco AND Elizabeth Kim Pacheco, HUSBAND AND WIFE, AS TENANTS IN COMMON, 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:

605 East Front Street, Merrill Oregon 97633 \* (FKA 617A East Front Street)  
Klamath County Tax ID: R123379 R-4110-012BA-00800-000 228  
TWP 41 RNGE 10, BLOCK SEC 12, TRACT POR LOT 3 S OF FRONT ST, ACRES  
2.00; MS X# 234413

A tract of land situated in Government Lot 3, Section 12, Township 41 South, Range 10  
East of the Willamette Meridian, Klamath County, Oregon, more particularly described as  
follows:

Beginning at the cased monuments at the intersection of Front and Lincoln Streets, Merrill  
Oregon; thence South 336.00 feet to a point referred to as Point A in that Real Estate  
Contract recorded in Volume 357, Page 114, Klamath County Deed Records, being West

-CONTINUED ON REVERSE-

(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 \$ 18,000.00. <sup>①</sup> 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. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, 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 September 25, 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 TRANSFER-  
RING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY,  
UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROP-  
ERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND  
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-  
MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK  
WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERI-  
FY APPROVED USES, 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 197.352.

*Crystal Matlock*

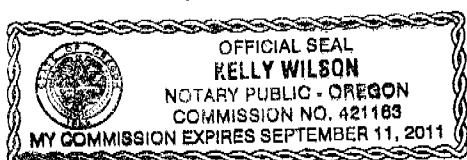
STATE OF OREGON, County of Josephine ss.This instrument was acknowledged before me on September 25, 2008  
by Crystal Matlock

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



*Kelly Wilson*  
Notary Public for Oregon  
My commission expires 9/11/11

1328 feet and South 336 feet from the  $\frac{1}{4}$  corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East 274.00 feet to the true point of beginning of this description; thence North 296.00 feet to a point on the South Right of way line of the Dallas-California Highway (Front Street); thence East, along said right of way line, 50.00 feet; thence South 448 feet; thence East 211.00 feet; thence South 268.03 feet to a  $\frac{1}{2}$  inch pin; thence continuing South 20 feet, more or less, to the Northerly bank of Lost River; thence Northwesterly, along said Northerly bank to a point that is South 5 feet, more or less, of a  $\frac{1}{2}$  inch iron pin denoted as Point B, which is located North  $79^{\circ}02'00''$  West 153.81 feet from the previously mentioned  $\frac{1}{2}$  inch iron pin; thence continuing Westerly along said Northerly bank of Lost River to a point that is South 9 feet, more or less, of a  $\frac{1}{2}$  inch iron pin denoted as Point C, which is located West 117.44 feet from the above Point B; thence North 9 feet, more or less, to said Point C; thence continuing North 261.30 feet; thence North  $20^{\circ}24'19''$  East 21.34 feet; thence North 109.47 feet to the true point of beginning, with bearing based on Front Street as being East, Survey No. 3204