

2009-001102

Klamath County, Oregon



00059508200900011020020024

01/30/2009 09:13:15 AM

Fee: \$26.00

After recording, please send to:

Patti M. Williams

2525 Orindale Rd.

Klamath Falls, OR 97601

* Please also mail tax statements to the above address.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Allan C. Williams hereinafter called the grantor, for the consideration hereinafter states, does hereby grant, bargain, sell, and convey unto Pati M. Williams, hereinafter called grantee and 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 in the real property situated in the County of Klamath, State of Oregon, described as follows: to-wit:

SEE ATTACHED EXHIBIT A.

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this transfer is in compliance with the requirements of the property award in the Judgment of Dissolution in Klamath County Circuit Court Case No. 09-00251 CV.

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

In Witness Whereof, the grantor has executed this instrument this 20 day of January, 2009.

ALLAN C. WILLIAMS

STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned person, ALLAN C. WILLIAMS, appeared before me and acknowledged that he executed the above instrument. Subscribed and sworn to before me this 20 day of January, 2009.



Notary Public for Oregon
My Commission Expires: 8.16.2009

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Exhibit A**PARCEL 1:**

The S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a tract of land in the S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of the S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian; thence East along the North boundary of said S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian, a distance of 695.7 feet; thence South 333.6 feet; thence North 88° 20' West 500.0 feet; thence North 1° 40' East 35.3 feet; thence North 88° 20' West 197.0 feet to the West boundary of the above mentioned S 1/2 SE 1/4 SE 1/4 Section 1; thence North 278.0 feet, more or less, to the point of beginning.

ALSO EXCEPTING 25.0 foot strip of land along the West boundary for existing roadway.

PARCEL 2:

A tract of land situated in the NE 1/4 NE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 12; thence North 89° 48' 02" West, generally along an existing fence line, 1342.63 feet to the West line of said NE 1/4 NE 1/4; thence North 00° 35' 19" East, along said West line, 8.99 feet to the Northwest corner of said NE 1/4 NE 1/4; thence South 89° 25' 01" East 1342.60 feet to the point of beginning, with bearings based on Survey No. 3400, as recorded in the office of the Klamath County Surveyor.