

2009-001605

Klamath County, Oregon



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02/09/2009 03:13:21 PM

Fee: \$26.00



THIS SPA

After recording return to:  
Joseph Michael Hohman and Nora  
Frances Hohman

~~PO Box 1514~~

Klamath Falls, OR 97601

*903 main St, Ste 303*

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

Same As Above

File No.: ()

Date: February 9, 2009

## STATUTORY BARGAIN AND SALE DEED

**Nora F. Hohman**, Grantor, conveys to **Joseph Michael Hohman and Nora Frances Hohman, husband and wife**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**A tract of land situate in the NW1/4 of the NE1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

Beginning at a 3/8 inch rod in a mound of stone and on the Section line between Section 12 and 13, from which the stone marking the 1/4 corner common to Sections 12 and 13 bears North 88 degrees 58' 56" West along said Section line, 671.61 feet; thence Easterly along said Section line, South 88 degrees 43' 15" East 69.63 feet to a point on the centerline of a 40 foot wide road easement as platted for Minor Land Partition Number 51-82; thence Southerly along said centerline the following courses and distances: (1) South 13 degrees 04' 50" East, 65.99 feet; (2) South 40 degrees 32' 19" East, 214.21 feet; (3) South 64 degrees 15' 00" East, 201.43 feet; (4) South 32 degrees 45' 00" East, 158.47 feet; (5) South 18 degrees 40' 48" East, 514.71 feet; (6) South 62 degrees 58' 12" East, 21.33 feet to a point on the 1/16 line being the East boundary of the NW1/4 of the NE1/4 of Section 13; thence leaving said centerline and continuing along said 1/16 line, South 0 degrees 03' 45" West 400.89 feet to a 3/4" pipe marking the NE 1/16 corner of Section 13; thence North 26 degrees 35' 02" West 1506.90 feet to the point of beginning.

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

*FLU*

APN:

Bargain and Sale Deed  
- continued

File No.: **Adrien (ALF)**  
Date: **01/14/2009**

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, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 9 day of February, 2009

*Nora F. Hohman*  
Nora F. Hohman

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 9 day of February, 2009  
by **Nora F. Hohman**.

Adrian Hock

Notary Public for Oregon  
My commission expires:

