

2009-005037

Klamath County, Oregon



00064058200900050370030039

04/10/2009 03:04:57 PM

Fee: \$31.00

After Recording Return to:

KATHY J. KENT  
31213 Hwy 97 N.  
Chiloquin, OR 97624

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

KATHY J. KENT  
31213 Hwy 97 N.  
Chiloquin, OR 97624

ATE 66524

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That THOMAS DILLON WATKINS JR., CYNTHIA LOUISE SMITH AND KATHRYN JOANNE KENT, as tenants in common, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KATHY J. KENT, 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 anywise appertaining, situated in the County of KLAMATH COUNTY, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This is signed in counterpart

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$To Convey Title  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the grantor has executed this instrument April 1, 2009; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

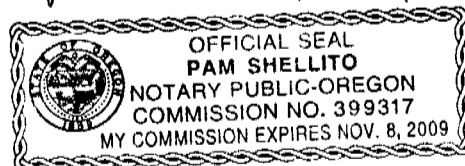
THOMAS DILLON WATKINS JR.

CYNTHIA LOUISE SMITH

KATHRYN JOANNE KENT

STATE OF OREGON, County of Klamath ss. 2 day of April, 2009, by  
The foregoing instrument was acknowledged before me this Thomas Dillon Watkins Jr. and Kathryn Joann Kent

Notary Public for Oregon



My commission expires: Nov 8, 2009 (SEAL)  
(If executed by a corporation,  
affix corporate seal)

**BARGAIN AND SALE DEED**  
**THOMAS DILLON WATKINS JR, CYNTHIA LOUISE**  
**SMITH AND KATHRYN JOANN KENT, as grantor**  
**and**  
**KATHY J. KENT, as grantee**

This document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
**525 Main Street**  
**Klamath Falls, OR 97601**  
**Order No.: 66524PS**

After Recording Return to:

**KATHY J. KENT****31213 Hwy 97 N.****Chiloquin, OR 97624**Until a change is requested all tax statements  
shall be sent to the following address:**KATHY J. KENT****31213 Hwy 97 N.****Chiloquin, OR 97624****ATE 66524****BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **THOMAS DILLON WATKINS JR., CYNTHIA LOUISE SMITH AND KATHRYN JOANNE KENT**, as tenants in common, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **KATHY J. KENT**, 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 anywise appertaining, situated in the County of **KLAMATH COUNTY**, State of Oregon, described as follows, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$To Convey Title**  
(here comply with the requirements of ORS 93.930)

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.**

In Witness Whereof, the grantor has executed this instrument **April 1, 2009**; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

\_\_\_\_\_  
**THOMAS DILLON WATKINS JR.**

\_\_\_\_\_  
**CYNTHIA LOUISE SMITH**

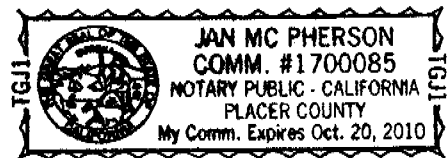
\_\_\_\_\_  
**KATHRYN JOANNE KENT**

CA.  
STATE OF ~~OREGON~~, County of Placer )ss.  
The foregoing instrument was acknowledged before me this 9th day of April, 2009, by

\_\_\_\_\_  
Notary Public for ~~Oregon~~ CA.

My commission expires: 10/20/10

(SEAL)

(If executed by a corporation,  
affix corporate seal)

**BARGAIN AND SALE DEED**  
**THOMAS DILLON WATKINS JR, CYNTHIA LOUISE**  
**SMITH AND KATHRYN JOANN KENT, as grantor**  
**and**  
**KATHY J. KENT, as grantee**

This document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
**525 Main Street**  
**Klamath Falls, OR 97601**  
**Order No.: 66524PS**

*Exhibit A*

All the following described real property situated in Klamath County, Oregon:

A parcel of land situated in Lot 24 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of said Lot 24 which is North a distance of 1800.0 feet from the Southeast corner of said Section 28; thence N89°49' W. a distance of 649.0 feet to a point; thence S. 08°42'54" E. a distance of 487.8 feet, more or less, to the Northwest corner of parcel conveyed by James E. Rogers, et ux, to Richard S. Horton et ux by Vol. M78 Page 18102, Deed records of Klamath County, Oregon; thence S. 89°31'16" E. along the North line of last mentioned parcel a distance of 573.57 feet to a 1/2" iron pin on the East line of said Section 28; thence North along said East line a distance of 480.15 feet, more or less, to the point of beginning;

Together with an easement along the following described parcel:

A 60 foot strip of land situated in Lots 17 and 24, Section 28, Township 35 South, Range 7 EWM, described as follows: Beginning at a point on the East line of said Lot 24 which is 1800.00 feet North from the Southeast corner of said Section 28; thence North 89°49' West 649.0 feet; thence North 8°41' West a distance of 789.0 feet; thence South 89°43' East a distance of 60.7 feet; thence South 8°41' East a distance of 758.65 feet to a point; thence South 89°49' East a distance of 597.4 feet to the East line of said Lot 24; thence South along said East line a distance of 60.0 feet to the point of beginning.

CODE: 118 MAP: 3507-028D0 TL: 00600 KEY: 249332