

MT84871-DS

HELEN B. SEGESSER

THIS SPACE

2009-005766

Klamath County, Oregon



00064923200900057660020029

04/27/2009 03:26:57 PM

Fee: \$26.00

Grantor's Name and Address

WILLIAM R. SEGESSER

P. O. Box 168

Keno, OR 97627

Grantee's Name and Address

After recording return to:

WILLIAM R. SEGESSER

P. O. Box 168

Keno, OR 97627

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

WILLIAM R. SEGESSER

P. O. Box 168

Keno, OR 97627

Escrow No. MT84871-DS

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That HELEN B. SEGESSER, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLIAM R. SEGESSER, 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:

A parcel of land situate in the SW1/4 NW1/4 of Section 1, Township 40 South, Range 7 East, of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at a 5/8 inch iron pin marking the West quarter corner of said Section 1; thence South 89°47'31" East 1,154.80 feet to a 5/8 inch iron pin; thence North 300.00 feet to the TRUE POINT OF BEGINNING of this description; thence continuing North 730.00 feet; thence West 600.00 feet; thence South 730.00 feet; thence East 600.00 feet to the true point of beginning.

TOGETHER WITH an easement for ingress and egress over and across the adjacent property of the grantors herein:

(Said adjacent property being described as follows: The Southwest quarter of the Northwest quarter of Section 1, Township 40 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon, lying South of the Ashland-Klamath Falls Highway (Highway No. 66) EXCEPT a strip of land approximately 165.2 feet wide East and West, off the East side of said property as described in Deed from R.A. Broyles to A.A. Whitlatch, recorded September 30, 1927 in Book 77 of Klamath County Deed Records at page 487. AND EXCEPT a parcel of land situate in the SW1/4 NW1/4 of Section 1, Township 40 South, Range 7 East, of the Willamette Meridian, Klamath County, Oregon, described as follows: Commencing at a 5/8 inch iron pin marking the West quarter corner of said Section 1; thence South 89°47'31" East 1,154.80 feet to a 5/8 inch iron pin; thence North 300.00 feet to the TRUE POINT OF BEGINNING of this description; thence continuing North 730.00 feet; thence West 600.00 feet; thence South 730.00 feet; thence East 600.00 feet to the true point of beginning.)

Said easement being 40 feet in width and commencing at a point on the centerline of Hamaker Mountain Road approximately 200 feet due South of the Southerly line of Highway 66 and running thence Southwesterly over the existing road approximately 100 feet to the North line of the property first herein described and the terminus of said easement.

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.

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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 21st day of April 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.

Helen B. Segesser
HELEN B. SEGESSER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4-21-, 2009 by HELEN B. SEGESSER.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

