

2009-009340

Klamath County, Oregon



00069111200900093400020020

07/08/2009 11:05:34 AM

Fee: \$26.00

After recording, please send to:

Daniel Kline
4205 Hwy. 39
Klamath Falls, OR 97603

* Please also mail tax statements to the above address.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That KELLY KLINE hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto DANIEL KLINE, 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:

The real property and structures located at 4205 Highway 39, Klamath Falls, Oregon, more fully described as follows:

SEE ATTACHED EXHIBIT A, SUBJECT TO: THOSE ENCUMBRANCES OF RECORD, WHICH GRANTEE WILL ASSUME AND PAY AND HOLD THE GRANTOR HARMLESS FROM, AND THOSE APPARENT ON THE LAND, IF ANY.

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. 07-04153CV.

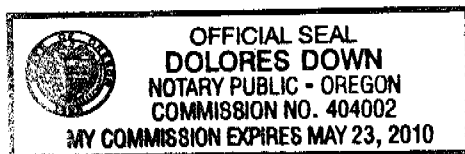
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of ~~June~~ July, 2009.
July KK

Kelly Kline
KELLY KLINE

STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned person, KELLY KLINE, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn to before me this 7th day of ~~June~~ July, 2009.



Dolores Down
Notary Public for Oregon
My Commission Expires: 5-23-2010

47467

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway which lies South along the Section line a distance of 912.6 feet, and East a distance of 30.0 feet from the iron axle which marks the West quarter corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence; continuing East a distance of 240.0 feet to an iron pin; thence North, parallel to the Section line a distance of 10.2 feet to an iron pin; thence South 69 degrees 43' East a distance of 289.56 feet to a post; thence South 42 degrees 18' West a distance of 151.1 feet to an iron pin; thence South 89 degrees 51' West a distance of 410.0 feet to an iron pin on the East right of way line of the Klamath Falls-Merrill Highway; thence North along the Easterly right of way line of the Highway a distance of 203.0 feet, more or less, to the point of beginning, being in the Northwest quarter of the Southwest quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.