

2009-009341

Klamath County, Oregon

After recording, please send to:

Daniel Kline
4205 Hwy. 39
Klamath Falls, OR 97603



07/08/2009 11:06:34 AM

Fee: \$26.00

* 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 4237 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.

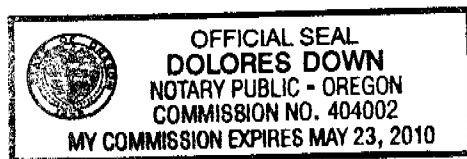
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provision hereof apply equally to corporations and to individuals.

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

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

Exhibit A

A portion of the NW 1/4 of the SW 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the point where the North line of that certain parcel of land conveyed to R. R. Proebstel by Deed recorded in Volume 120 at Page 575, Klamath County Deed Records, intersects the West line of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning bears South along said section line, 1115.6 feet from the one quarter corner on the West side of said Section 7; thence South 89° 51' East along the North line of said R. R. Proebstel property a distance of 440 feet; thence North 47° 18' East 156.5 feet; thence South 75° 45' East 43.3 feet to the West bank of the Enterprise Irrigation District Canal; thence South 38° 15' East 238 feet; thence South 88° 22' West 730.7 feet, more or less, to the West line of said Section 7; thence North 108.2 feet, more or less, to the point of beginning, being a portion of the NW 1/4 of the SW 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT that portion lying within the Klamath Falls-Merrill State Highway 39.

CODE 043 MAP 3910-007CB TL 02100 KEY #591112