

2009-011360

Klamath County, Oregon



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08/24/2009 03:30:26 PM

Fee: \$26.00

## BARGAIN AND SALE DEED

Grantor: Robert H. Enman  
439 Falmouth Road  
Windham, ME 04062

Grantee: Jerry A. Enman  
15343 Cheyne Road  
Klamath Falls, OR 97603

After recording, return to  
James R. Uerlings  
Boivin, Uerlings & Dilaconi, P.C.  
803 Main Street, Ste 201  
Klamath Falls, OR 97601

Send tax statements to:  
Jerry A. Enman  
15343 Cheyne Road  
Klamath Falls, OR 97603

Consideration: \$124,250.00

KNOW ALL MEN BY THESE PRESENTS, That Robert Henry Enman, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jerry A. Enman, 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, State of Oregon, described as follows, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

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 \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

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 provisions hereof apply equally to corporations and to individuals.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this <sup>17</sup> day of August, 2009; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized thereto by order of its board of directors.

Robert Henry Enman

STATE OF MAINE )  
County of Cumberland ) ss

This instrument was acknowledged before me on this 17 day of August, 2009, by Robert Henry Enman.

Notary Public for Maine  
My Commission Expires: 01/12/13

HARRIETTE M. SLAGLE  
Notary Public, Maine  
Commission Expires January 12, 2013

Recorded @ County

**Exhibit "A"**

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

PARCEL 1: Beginning at a point 764 feet South of the quarter section corner common to Sections 17 and 18, Township 40 South, Range 10 E.W.M.; thence South 811 feet; thence North 86°55' East 2561 feet; thence North 10°33' West 284 feet; North 82°33' East 410 feet to Lost River; thence North 12°7' East 428 feet; thence South 88°42' West 3000 feet to the place of beginning, being portions of the W 1/2 SW 1/4, SE 1/4 SW 1/4 and Lot 3 of Section 17, Township 40 South, Range 10 E.W.M.

Also all that portion of the SE 1/4 SW 1/4 and Lots 3 and 4 of Section 17, Township 40 South, Range 10 E.W.M., described as follows, to-wit:

Beginning at a point on the West line of said Section 1575 feet South of the quarter Section corner common to said Sections 17 and 18 of said Township and Range; thence North 86°55' East 2561 feet to the most Southerly Southeast corner of the land above described, the true point of beginning; thence North 10°33' West 284 feet; thence North 82°33' East 410 feet to Lost River; thence Southeasterly along Lost River to an intersection with the line above mentioned running North 86°55' East produced to Lost River; thence South 86°55' West along said line to the Southwest corner of the property herein described.

PARCEL 2: North half of Northwest quarter of Section 29 in Township 40 South, Range 10 E.W.M.

EXCEPTING from the above described property rights of way for roadways, ditches and canals.

Tax Parcel Number: R99681 and R98174