

NTC 85679

2009-012650

Klamath County, Oregon



00073097200900126500020027

09/24/2009 03:17:01 PM

Fee: \$26.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR'S NAME:  
Brian A. Lewis

GRANTEE'S NAME:  
Brian A. Lewis and Karen L. Lewis

SEND TAX STATEMENTS TO:  
Brian A. Lewis and Karen L. Lewis  
11445 Hwy 66  
Klamath Falls, OR 97627

AFTER RECORDING RETURN TO:  
Brian A. Lewis and Karen L. Lewis  
11445 Hwy 66  
Klamath Falls, OR 97627

Escrow No: 20090016077-FTPOR08

11445 Hwy 66  
Klamath Falls, OR 97627

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Husband and Wife

Brian A. Lewis, Grantor, conveys to Brian A. Lewis and Karen L. Lewis, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

SEE LEGAL DESCRIPTION ATTACHED HERETO

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.

The true consideration for this conveyance is \$0.00

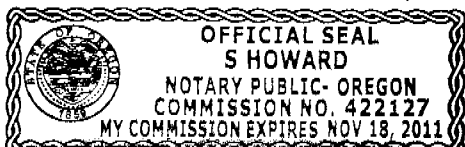
Dated: September <sup>18</sup>22, 2009

Brian A. Lewis

State of OREGON  
COUNTY of Klamath

This instrument was acknowledged before me on September 18, 2009 by Brian A. Lewis

Notary Public - State of Oregon  
My commission expires: 11-18-11



26mt

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Northwestern right-of-way line of the Klamath Falls-Ashland State Highway No. 66 from which the 1/4 corner common to Sections 28 and 33 bears North 89°28'26" West 183.89 feet; thence South 62°36'15" West 1085.00 feet along the Northwestern right of way line of said State Highway No. 66 to a 5/8" iron rod to the true point of beginning; thence North 1869.50 feet to a 5/8" iron rod on the East-West centerline of the Southwest 1/4 of Section 28; thence North 89°14' 51" West along the East-West centerline to the Northwest corner of the SE1/4 SW1/4; thence South along the West line of the SE1/4 SW1/4 to the Northerly right of way line of the Klamath Falls-Ashland State Highway No. 66; thence North 62°36'15" East to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the SE1/4 SW1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian described as follows:

Beginning at the Northwest corner of said SE1/4 SW1/4; thence South 89°14' 51" East along the North line of said SE1/4 SW1/4 a distance of 570.36 feet to a point; thence South a distance of 382.0 feet to a point; thence North 89°14'51" West a distance of 570.36 feet, more or less, to the West line of said SE1/4 SW1/4; thence North along the West line of said SE1/4 SW1/4 a distance of 382 feet, more or less, to the point of beginning.