

2009-013217

Klamath County, Oregon



10/07/2009 03:35:27 PM

Fee: \$37.00

Allen B. Ferreira
3961 Rio Vista
Klamath Falls, OR 97603
Grantor's Name and Address

After Recording Return to:

Ester T. Dunlap
5060 Wocus Road
Klamath Falls, OR 97601
Grantee's Name and Address

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ALLEN B. FERREIRA, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain sell and convey unto ESTER T. DUNLAP, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A tract of land located in the Southeast quarter of the Southwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at a point on the Westerly right of way line of the old Dalles-California Highway which lies North 89 ° 42' West a distance of 770.8 feet and North 6 °02' East along the said Westerly right of way line a distance of 576.6 feet from the iron axle which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 6 °02' East along the Westerly right of way line of the old Dalles-California Highway a distance of 180 feet to a point; thence North 89 °49' West a distance of 396.54 feet to an iron pin; thence South 6 °02' West parallel to said right of way line a distance of 180 feet to an iron pin; thence South 89 °49' East a distance of 396.54 feet, more or less, to the point of beginning.

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 other value given or promised, and was either part or the whole consideration.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 4th day of June, 2009.

Allen B. Ferreira, Grantor

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on the 4th day of June, 2009, by Rachel K. Davis.

Notary Public for Oregon
My Commission Expires: 12/8/2012

