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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2009-015649

Klamath County, Oregon



00076632200900156490030038

12/11/2009 12:42:38 PM

Fee: \$47.00

SPACE RESE
FOR
RECORDER:

Sabrina Keckalo
1701 Eleventh Street
Spokane WA 99207
Grantor's Name and Address
William J Bedient
PO Box 674
Chiloquin OR 97624
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
William J Bedient
PO Box 674
Chiloquin OR 97624

Until requested otherwise, send all tax statements to (Name, Address, Zip):
William J Bedient
PO Box 674
Chiloquin OR 97624

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Sabrina Keckalo, who acquired
Title as Sabrina Bedient

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

William J Bedient

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 any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

See attached Exhibit A

Legal description of property in Chiloquin Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ Divorce Decree. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument on 12/2/09; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Sabrina Keckalo

STATE OF OREGON, County of

This instrument was acknowledged before me on

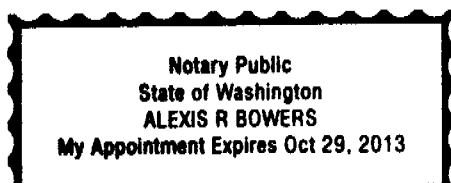
by Sabrina Keckalo

by

as

of

This instrument was acknowledged before me on



ALEXIS R. BOWERS
Notary Public for Oregon
My commission expires October 29, 2013

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at an iron pin on the North line of said Section 7, said point being West a distance of 319.1 feet from the North one-quarter corner of said Section 7; thence South a distance of 200 feet to an iron pin; thence West parallel with the North boundary of said Section 7 a distance of 265.3 feet to the East boundary of the State Highway No. 427; thence North 00 degrees 41' West along the East boundary of said Highway a distance of 200 feet to an iron pin on the North boundary of Section 7; thence East along the North boundary of Section 7 a distance of 267.7 feet, more or less, to the point of beginning.

PARCEL 2:

All the following described real property situate in Klamath County, Oregon.

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin from which the North one quarter corner of said Section 7 bears North a distance of 200.0 feet and East a distance of 319.1 feet; thence South a distance of 100.0 feet to an iron pin; thence West parallel with the North boundary of said Section 7 a distance of 264.2 feet to the East boundary of State Highway #427; thence North 00 degrees 41' West along the East boundary of State Highway #427 a distance of 100.0 feet; thence East parallel with the North boundary of said Section 7 a distance of 265.3 feet more or less to the point of beginning.

Also a tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin from which the North one quarter corner of said Section 7 bears North a distance of 300.0 feet and East a distance of 319.1 feet; thence South a distance of 100.0 feet to an iron pin; thence West parallel with the North boundary of said Section 7 a distance of 263.0 feet to the East boundary of State Highway #427; thence North 00 degrees 41' West along the East boundary of State Highway #427 a distance of 100.0 feet; the East parallel with the North boundary of said Section 7 a distance of 264.2 feet more or less to the point of beginning.

Together with:

Said easement as disclosed in deed recorded May 6, 1970 in Volume M70, page 3599, Microfilm Records of Klamath County, Oregon.

Together with the right of egress and ingress over and across the following described tract of land:

- Continued -

Legal Description Continued...

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East boundary of State Highway #427 from which the North one quarter corner of said Section 7 bears North 00 degrees 41' West a distance of 400.00 feet and East a distance of 586.8 feet, said point being the Southwest corner of above described tract; thence South 00 degrees 41' East with the East boundary of State Highway #427 a distance of 98.0 feet to an iron pin; thence East a distance of 35.0 feet; thence North 00 degrees 41' West parallel with the East boundary of State Highway #427 a distance of 98.0 feet; thence West a distance of 35.0 feet to the point of beginning.

Together with:

Also a 1/32 interest in and to a portion of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the West right of way line of the Old Dalles-California Highway (State Highway No. 427) 10 feet Southerly along said West right of way line from the intersection of the South line of Lot 3, Section 6, Township 35 South, Range 7 East of the Willamette Meridian and said West right of way line; said point of beginning being the Southeasterly corner of parcel of land described in a deed recorded in Volume 343, Deed Records of Klamath County, Oregon, at page 229, thence Southerly along the said West right of way line a distance of 90 feet to a point; thence Westerly and parallel with the Southerly line of said Lot 3 to the Easterly shoreline of Agency Lake; thence Northerly along the said Easterly shoreline to the Southwest corner of said parcel of land described in Volume 343, Deed Records of Klamath County, Oregon, at page 229; thence Easterly along the Southerly boundary of said parcel so described to the point of beginning. (Affects Parcel 2)

Also together with:

Together with an easement for ingress and egress over and across that certain real property situated in Klamath County, Oregon and described as follows:

That portion of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the West right of way line of the old Dalles-California Highway, (State Highway No. 427) 10 feet Southerly along said West right of way line from the intersection of the South line of Lot 3, Section 6, Township 35 South, Range 7, and said West right of way line; said point of beginning being the Southeasterly corner of a parcel of land described in a Deed recorded in Volume 343, Deed Records of Klamath County, Oregon at page 229; thence Southerly along the said West right of way line a distance of 90 feet to a point; thence Westerly and parallel with the Southerly line of said Lot 3 to the Easterly shoreline of Agency Lake; thence Northerly along said Easterly shoreline to the Southwest corner of said parcel of land described in Volume 343, Deed Records of Klamath County, Oregon, at page 229; thence Easterly along the Southerly boundary of said parcel so described to the point of beginning.

State of Oregon, County of Klamath
Recorded 06/27/00, at 11:25 a. m.
In Vol. M00 Page 23297
Linda Smith,
County Clerk Fee\$ 31.00