

2010-000913

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: George and Carol Walling P.O. Box 552 Merrill, OR 97633
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01/25/2010 03:46:06 PM

Fee: \$37.00

-BARGAIN AND SALE DEED-

Melody Star Michaelson, Grantor, conveys to George E. Walling and Carol K. Walling, husband and wife, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land in the Northwest quarter of Section 12, Township 41, South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly describe as follows:

Beginning at a point on the West line of Section 12 being North 00°00'46" East 2842.53 feet from the Southwest corner of Section 12 per Klamath County Survey Number 7442; thence along the West line of said Section North 00°00'46" East 136.00 feet to the South right-of-way of Southern Pacific Railroad; thence along said right-of-way line North 89°29'04" East 321.0; thence South 00°00'46" West 229.00 feet thence South 89°29'04" West 97.00 feet; thence North 1°14'40" East 93.04 feet; thence South 89°29'04" West 226.00 feet to the point of beginning.

The true and actual consideration for this transfer is zero dollars (\$0.00).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

DATED this 11 day of January 2010.

Melody Star Michaelson
Melody Star Michaelson

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 11 day of January 2010, the above-named Melody Star Michaelson and acknowledged the foregoing instrument to be her voluntary act.



Melody Smith
Notary Public for Oregon
My Commission expires: 12-08-11