

WTC 87000

After recording return to:
Janice Smith-Canfield
2345 James Martin Court
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent
to the following address:

Janice Smith Canfield
2345 James Martin Court
Klamath Falls, OR 97601

2010-002105
Klamath County, Oregon



00079813201000021050020021

02/09/2010 03:17:13 PM

Fee: \$42.00

**STATUTORY
BARGAIN AND SALE DEED**

Scott A. Beery and Heidi M. Beery, as tenants by the entirety, Grantor, conveys to **Janice Smith-Canfield**, Grantee, the following described real property situated in **Klamath** County, Oregon, to-wit:

See Attached Exhibit "A"

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

**** This conveyance is a finalization of a Lot line Adjustment**

The true consideration for this conveyance is \$ ** This conveyance is made in accordance with Lot line adjustment and to create new legal descriptions for each lot. (Here comply with the requirements of ORS 93.030).

Dated this 5 day of February, 2010.



Scott A. Beery
Scott A. Beery

Heidi M. Beery
Heidi M. Beery

STATE OF OREGON } ss
County of Klamath

This instrument was acknowledged before me on February 5, 2010
by Scott A. Beery and Heidi M. Beery

Kari L. Nelson
Notary Public for Klamath County
My commission expires 3/7/2010

42pmt

EXHIBIT 'A'

Property description of portion of Lot 6 to be adjusted to Lot 7:

Beginning at the most easterly corner common to Lots 6 and 7, OLD FORT ESTATES TRACT NO. 1327, situated in the SW1/4 SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies on the North R/W boundary of James Martin Court; thence along the Northeast boundary of Lot 6 North $42^{\circ}22'20''$ West 35.34 feet to a point; thence South $36^{\circ}53'43''$ East 4.50 feet to a 5/8" iron rod; thence South $39^{\circ}07'31''$ East 31.00 feet to a 5/8" iron rod on the right-of-way boundary of James Martin Court; thence along said right-of-way boundary on a 50 foot radius curve to the left with a chord bearing North $45^{\circ}40'50''$ West 2.19 feet to the point of beginning.