

After recording return to:  
Scott A. Beery and Heidi M. Beery  
2339 James Martin Court  
Klamath Falls, OR 97601

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

Scott A. Beery and Heidi M. Beery  
2339 James Martin Court  
Klamath Falls, OR 97601

2010-002106  
Klamath County, Oregon



02/09/2010 03:18:13 PM

Fee: \$42.00

STATUTORY  
BARGAIN AND SALE DEED

Janice Smith-Canfield, Grantor, conveys to Scott A. Beery and Heidi M. Beery, as tenants by the entirety, 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 RIGHT, 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.

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

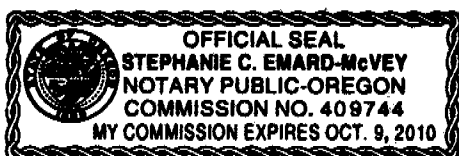
The true consideration for this conveyance is \$ \*\* This conveyance is made in accordance with Lot line adjustment and to create new legal descriptions for each lot. (Here comply with the requirements of ORS 93.030).

Dated this 5 day of February, 2010.

Janice Smith-Canfield

STATE OF OREGON } ss  
County of Klamath

This instrument was acknowledged before me on February 5, 2010  
by Janice Smith-Canfield



Stephanie C. Emard-McVey  
Notary Public for Oregon

My commission expires 10-09-2010

42pm

EXHIBIT 'A'

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

Beginning at the most northerly 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 South R/W boundary of Old Fort Road; thence along the Southwest boundary of Lot 7 South  $42^{\circ}22'20''$  East 64.15 feet to a point; thence North  $36^{\circ}53'43''$  West 64.54 feet to a point on the South right-of-way boundary of Old Fort Road and for which a 5/8" iron reference rod bears South  $36^{\circ}53'43''$  East 0.47 feet; thence along said right-of-way boundary South  $47^{\circ}37'47''$  West 6.16 feet to the point of beginning.