

2010-004423

Klamath County, Oregon



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THIS SPA

04/12/2010 03:27:49 PM

Fee: \$67.00



After recording return to:
Samuel S. Shaw and Ronita R. Shaw
4849 - #27 San Francisco Street NE
Salem, OR 97305

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

File No.: 7081-1554661 (ALS)
Date: April 08, 2010

1st - 1554661

STATUTORY BARGAIN AND SALE DEED

Samuel E. Shaw also known as Samuel S. Shaw and Ronita R. Shaw , Grantor, conveys to **Samuel S. Shaw and Ronita R. Shaw, as tenants by the entirety**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **to correct title**. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 9th day of April, 2010.

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EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE SOUTH HALF OF SOUTHWEST QUARTER, SOUTHWEST QUARTER OF SOUTHEAST QUARTER LYING EAST OF HIGHWAY 97 AND NORTH AND WEST OF DEL FATTI ROAD IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER AND THAT PORTION OF SOUTHEAST QUARTER OF SOUTHWEST QUARTER SECTION 30, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASTERLY FROM A 3/4 INCH PIPE LOCATED AT THE INTERSECTION OF THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER AND THE SOUTHEASTERLY HIGHWAY RIGHT OF WAY 607 FEET ALONG A FENCE LINE, GENERALLY ACCEPTED AS THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER TO A 3/4 INCH IRON PIPE, TO THE POINT OF BEGINNING; THENCE SOUTH 1° 54' 40" WEST A DISTANCE OF 455.3 FEET TO A 3/4 IRON PIPE REFERENCE MONUMENT; THENCE SOUTH 1° 54' 40" WEST A DISTANCE OF 10.3 FEET TO THE CENTER OF AN IRRIGATION DITCH; THENCE SOUTH 89° 41' 10" WEST ALONG THE CENTER LINE OF SAID IRRIGATION DITCH AS THE SAME IS PRESENTLY LOCATED AND CONSTRUCTED, 285 FEET; THENCE DUE SOUTH TO THE CENTER LINE OF DEL FATTI ROAD A DISTANCE OF 855 FEET, MORE OR LESS; THENCE EASTERLY ALONG THE CENTER LINE OF SAID ROAD TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER TO THE NORTHERLY BOUNDARY OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER A DISTANCE OF 230 FEET MORE OR LESS TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THOSE PORTIONS DEEDED TO THE PUBLIC FOR ROAD PURPOSES IN BOOK 297 PAGE 258, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO EXCEPTING THEREFROM A PIECE OR PARCEL OF LAND SITUATE IN THE SOUTH HALF OF SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SECTION LINE MARKING THE SOUTHERLY BOUNDARY OF SAID SECTION 30, WITH A LINE PARALLEL WITH AND 50 FEET DISTANT AT RIGHT ANGLES SOUTHEASTERLY FROM THE CENTER LINE OF THE KLAMATH FALLS-MIDLAND SECTION OF THE OREGON STATE HIGHWAY, AS THE SAME IS NOW LOCATED AND CONSTRUCTED, FROM WHICH POINT OF INTERSECTION THE SOUTHWESTERLY CORNER OF THE SAID SECTION 30 BEARS SOUTH 89° 42 1/2' WEST 827.1 FEET, MORE OR LESS, AND RUNNING THENCE NORTH 89° 42 1/2' EAST 344.87 FEET ALONG SAID SECTION LINE TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 36° 49 1/2' EAST 163.00 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL

WITH AND 130.00 FEET DISTANT AT RIGHT ANGLES NORTHERLY FROM SAID SECTION LINE; THENCE NORTH 89° 42 1/2' EAST ALONG SAID PARALLEL LINE 74.32 FEET; THENCE SOUTH 0° 17 1/2' EAST 130.00 FEET, MORE OR LESS, TO A POINT IN THE SAID SECTION LINE; THENCE SOUTH 89° 42 1/2' WEST ALONG THE SAID SECTION LINE 172.70 FEET, MORE OR LESS, TO THE SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A PIECE OR PARCEL OF LAND SITUATE IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SECTION LINE MARKING THE SOUTHERLY BOUNDARY OF THE SAID SECTION 30, WITH A LINE PARALLEL WITH AND 50 FEET DISTANT AT RIGHT ANGLES SOUTHEASTERLY FROM THE CENTER LINE OF THE KLAMATH FALLS-MIDLAND SECTION OF THE OREGON STATE HIGHWAY, AS THE SAME IS NOW LOCATED AND CONSTRUCTED FROM WHICH POINT OF INTERSECTION THE SOUTHWESTERLY CORNER OF THE SAID SECTION 30 BEARS, SOUTH 89° 42 1/2' WEST, 827.1 FEET, MORE OR LESS DISTANT, AND RUNNING THENCE NORTH 36° 49 1/2' EAST, ALONG SAID PARALLEL LINE 337.62 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 53° 10 1/2' EAST, 250.0 FEET; THENCE SOUTH 36° 49 1/2' WEST, AND PARALLEL WITH THE SAID CENTER LINE OF KLAMATH FALLS-MIDLAND SECTION OF THE OREGON STATE HIGHWAY 148.43 FEET, MORE OR LESS, TO A POINT IN THE SAID SECTION LINE MARKING THE SOUTHERLY BOUNDARY OF THE SAID SECTION 30; THENCE SOUTH 89° 42 1/2' WEST, ALONG SAID SECTION LINE 275.9 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 80 FEET DISTANT AT RIGHT ANGLES SOUTHEASTERLY FROM THE SAID CENTER LINE OF THE KLAMATH FALLS-MIDLAND SECTION OF THE OREGON STATE HIGHWAY; THENCE NORTH 36° 42 1/2' EAST ALONG SAID PARALLEL LINE 259.37 FEET; THENCE NORTH 53° 10 1/2' WEST 30.00 FEET, MORE OR LESS, TO A POINT IN THE SAID LINE PARALLEL WITH AND 50.00 FEET DISTANT AT RIGHT ANGLES SOUTHEASTERLY FROM THE SAID CENTER LINE OF THE KLAMATH FALLS-MIDLAND SECTION OF THE OREGON STATE HIGHWAY; THENCE NORTH 36° 49 1/2' EAST, ALONG SAID LAST MENTIONED PARALLEL LINE 55.55 FEET TO THE TRUE POINT OF BEGINNING; EXCEPTING THEREFROM, THAT PORTION OF SAID PROPERTY LYING WITHIN THE LIMITS OF ROADS AND HIGHWAYS.

AND FURTHER EXCEPTING THEREFROM A PIECE OR PARCEL OF LAND SITUATE IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN IN KLAMATH COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SECTION LINE MARKING THE SOUTHERLY BOUNDARY OF THE SAID SECTION 30 WITH A LINE PARALLEL WITH AND 50.00 FEET DISTANT AT RIGHT ANGLES SOUTHEASTERLY FROM THE CENTER LINE OF THE KLAMATH FALLS-MIDLAND SECTION OF THE OREGON STATE HIGHWAY AS THE SAME IS NOW LOCATED AND CONSTRUCTED FROM WHICH POINT OF INTERSECTION THE SOUTHWESTERLY CORNER OF THE SAID SECTION 30 BEARS SOUTH 89° 42 1/2' WEST, 827.1 FEET, MORE OR LESS DISTANT, AND RUNNING NORTH 36° 49 1/2' EAST, ALONG SAID PARALLEL LINE 337.62 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH $36^{\circ} 49 \frac{1}{2}'$ EAST, AND CONTINUING ALONG SAID PARALLEL LINE 200.0 FEET; THENCE SOUTH $53^{\circ} 10 \frac{1}{2}'$ EAST 250.0 FEET; THENCE SOUTH $36^{\circ} 49 \frac{1}{2}'$ WEST, AND PARALLEL WITH SAID CENTER LINE OF THE KLAMATH FALLS-MIDLAND SECTION OF THE OREGON STATE HIGHWAY 200.0 FEET; THENCE NORTH $53^{\circ} 10 \frac{1}{2}'$ WEST 250.0 FEET, MORE OR LESS, TO THE SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A TRACT OF LAND BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD WHICH LIES 159.2 FEET WEST AND 30 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN AND RUNNING THENCE; EAST ALONG THE NORTH LINE OF THE COUNTY ROAD AND 30 FEET NORTHERLY AT RIGHT ANGLES FROM THE SOUTH LINE OF SECTION 30 A DISTANCE OF 129.2 FEET; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF THE COUNTY ROAD AND 30 FEET WESTERLY AT RIGHT ANGLES FROM THE EAST LINE OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 30 A DISTANCE OF 129.2 FEET; THENCE SOUTHWESTERLY FOLLOWING THE ARC OF A $44^{\circ} 21'$ CURVE TO THE RIGHT A DISTANCE OF 202.93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING (THE LONG CHORD OF THIS CURVE BEARS SOUTH 45° WEST).

AND EXCEPTING THEREFROM A PIECE OF PARCEL OF LAND SITUATE IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN IN KLAMATH COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SECTION LINE MARKING THE SOUTHERLY BOUNDARY OF THE SAID SECTION 30, WITH A LINE PARALLEL WITH AND 50.00 FEET DISTANT AT RIGHT ANGLES SOUTHEASTERLY FROM THE CENTER LINE OF THE KLAMATH FALLS-MIDLAND SECTION OF THE OREGON STATE HIGHWAY, AS THE SAME IS NOW LOCATED AND CONSTRUCTED FROM WHICH POINT OF INTERSECTION OF THE SOUTHWESTERLY CORNER OF THE SAID SECTION 30 BEARS SOUTH $89^{\circ} 42 \frac{1}{2}'$ WEST 827.1 FEET, MORE OR LESS, DISTANT; AND RUNNING THENCE NORTH $36^{\circ} 42 \frac{1}{2}'$ EAST 517.57 FEET, ALONG SAID SECTION LINE TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, AND RUNNING THENCE NORTH $0^{\circ} 17'$ WEST 130.00 FEET; THENCE SOUTH $89^{\circ} 42 \frac{1}{2}'$ WEST 74.32 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL WITH AND 325.00 FEET DISTANT AT RIGHT ANGLES SOUTHEASTERLY FROM THE SAID CENTER LINE OF THE OREGON STATE HIGHWAY; THENCE NORTH $36^{\circ} 49 \frac{1}{2}'$ EAST ALONG SAID PARALLEL LINE 188.11 FEET; THENCE NORTH $89^{\circ} 42 \frac{1}{2}'$ EAST PARALLEL WITH SAID SECTION LINE, 110.81 FEET; THENCE SOUTH $0^{\circ} 17 \frac{1}{2}'$ EAST 280.00 FEET, MORE OR LESS, TO A POINT IN SAID SECTION LINE; THENCE SOUTH $89^{\circ} 27 \frac{1}{2}'$ WEST 150.00 FEET, MORE OR LESS, ALONG SAID SECTION LINE TO SAID TRUE POINT OF BEGINNING.

A TRACT OF LAND IN THE SOUTH HALF OF SOUTHWEST QUARTER, SECTION 30, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SECTION LINE MARKING THE SOUTHERLY BOUNDARY OF THE SAID SECTION 30 WITH A LINE PARALLEL WITH AND 50 FEET DISTANT AT RIGHT ANGLES SOUTHEASTERLY FROM THE CENTER LINE OF THE KLAMATH FALLS-MIDLAND SECTION OF THE OREGON STATE HIGHWAY AS THE SAME IS NOW LOCATED AND CONSTRUCTED FROM WHICH POINT OF INTERSECTION OF THE SOUTHWESTERLY CORNER OF THE SAID SECTION 30 BEARS SOUTH $89^{\circ} 42' 1/2''$ WEST 827.1 FEET, MORE OR LESS, DISTANT AND RUNNING THENCE NORTH $89^{\circ} 42' 1/2''$ EAST 667.57 FEET ALONG SAID SECTION LINE TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE NORTH $0^{\circ} 17' 1/2''$ WEST 280 FEET; THENCE NORTH $89^{\circ} 42' 1/2''$ EAST AND PARALLEL WITH SAID SECTION LINE 50 FEET TO A POINT; THENCE SOUTH $0^{\circ} 17' 1/2''$ EAST 280.00 FEET, MORE OR LESS TO A POINT IN SAID SECTION LINE; THENCE SOUTH $89^{\circ} 42' 1/2''$ WEST 50 FEET, MORE OR LESS, ALONG SAID SECTION LINE TO SAID TRUE POINT OF BEGINNING.

AND EXCEPTING THEREFROM

A TRACT OF LAND IN SOUTH HALF OF SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SECTION LINE MARKING THE SOUTHERLY BOUNDARY OF SAID SECTION 30 WITH A LINE PARALLEL WITH AND 50 FEET DISTANT AT RIGHT ANGLES SOUTHEASTERLY FROM THE CENTER LINE OF THE KLAMATH FALLS-MIDLAND SECTION OF THE OREGON STATE HIGHWAY, AS THE SAME IS NOW LOCATED AND CONSTRUCTED FROM WHICH POINT OF INTERSECTION THE SOUTHWESTERLY CORNER OF SAID SECTION 30 BEARS SOUTH $89^{\circ} 42' 1/2''$ WEST 827.1 FEET, MORE OR LESS, AND DISTANT AND RUNNING THENCE NORTH $89^{\circ} 42' 1/2''$ EAST, 717.57 FEET ALONG SAID SECTION LINE TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE NORTH $0^{\circ} 17' 1/2''$ WEST, 280 FEET; THENCE NORTH $89^{\circ} 42' 1/2''$ EAST AND PARALLEL WITH SAID SECTION LINE, 150.0 FEET TO A POINT; THENCE SOUTH $0^{\circ} 17' 1/2''$ EAST, 280.00 FEET, MORE OR LESS TO A POINT IN SAID SECTION LINE; THENCE SOUTH $89^{\circ} 42' 1/2''$ WEST 150.0 FEET, MORE OR LESS, ALONG SAID SECTION LINE TO SAID TRUE POINT OF BEGINNING.

AND EXCEPTING THEREFROM

A PIECE OR PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN IN KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY BOUNDARY OF

SECTION 30, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND A LINE PARALLEL WITH AND 50.00 FEET DISTANT AT RIGHT ANGLES SOUTHEASTERLY FROM THE CENTERLINE OF THE KLAMATH FALLS-MIDLAND SECTION OF THE OREGON STATE HIGHWAY, AS THE SAME IS PRESENTLY LOCATED AND CONSTRUCTED, AND FROM WHICH POINT OF INTERSECTION THE SOUTHWESTERLY CORNER OF SAID SECTION 30 BEARS SOUTH 89° 42' 30" WEST 827.1 FEET DISTANT; THENCE NORTH 36° 49' 30" EAST PARALLEL TO THE CENTER LINE OF SAID HIGHWAY 1,071.5 FEET TO A 3/4 INCH IRON PIPE AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 41' 10" EAST, ALONG THE CENTER LINE OF AN EXISTING IRRIGATION DITCH, AS THE SAME IS PRESENTLY LOCATED AND CONSTRUCTED, 943.8 FEET TO A POINT; THENCE NORTH 1° 54' 40" EAST 10.3 FEET TO AN IRON PIPE REFERENCE MONUMENT; THENCE NORTH 1° 54' 40" EAST 435.3 FEET TO A 3/4 INCH IRON PIPE IN THE EXISTING EAST-WEST FENCE WHICH GENERALLY ACCEPTED AS THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 30; THENCE SOUTH 89° 59' 10" WEST ALONG SAID EXISTING FENCE 607.0 FEET TO A 3/4 INCH IRON PIPE AT THE INTERSECTION WITH THE SOUTHEASTERLY HIGHWAY RIGHT OF WAY FENCE; THENCE SOUTH 36° 50' WEST ALONG SAID EXISTING RIGHT OF WAY FENCE 587.7 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION RECORDED SEPTEMBER 13, 1988 IN VOLUME M88 PAGE 14975, DEED RECORDS OF KLAMATH COUNTY, OREGON.