

MT 86889-LW

THIS SF

2010-004798

Klamath County, Oregon

RALPH NOEL MCKIM



00083010201000047980020024

04/21/2010 03:08:27 PM

Fee: \$42.00

Grantor's Name and Address

VICKI M.MC KIM

1304 WORDEN AVE

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to:

VICKI M.MC KIM

1304 WORDEN AVE

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

VICKI M.MC KIM

1304 WORDEN AVE

KLAMATH FALLS, OR 97601

Escrow No. MT86889-LW
BSD r.012910

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That RALPH NOEL MCKIM and VICKI M. JOHNSON-MCKIM not as tenants in common, but with right of survivorship, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto VICKI M. MCKIM and RALPH N. MCKIM not as tenants in common, but with right of survivorship, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

EXHIBIT "A" LEGAL DESCRIPTION

Beginning at a point on the Northeasterly line of Alameda Street, which point is 97.4 feet in a Southeasterly direction along the arc of a 3°55' curve to the left (said curve being the said Northeasterly line of Alameda Street) from the most Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and running thence; continuing along the said 3°55' curve to the left a distance of 40 feet, more or less, to its intersection with the Northerly line of Williams Addition to the City of Klamath Falls, Oregon; thence along said Northerly line of Williams Addition, South 89°20' East a distance of 7.67 feet, more or less, to a point; thence North 31°51' East (along what would be a radial line to the above mentioned 3°55' curve if same had been extended 48.7 feet from the above point of beginning) a distance of 69.8 feet to a point; thence in a Northwesterly direction a distance of 46 feet, more or less, to a point on the Southeasterly line of the property deeded to Cecil Humphrey, May 26, 1928, in Volume 83, page 312, Deed Records of Klamath County, Oregon; thence in a Southwesterly direction along said Humphrey property 75 feet to the point of beginning, said tract being a portion of Lot 15, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that tract of land more particularly described as follows: Beginning at the most Northwesterly corner of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, Oregon, and running thence South 89°20' East along the North line of said Block 1A, a distance of 7.67 feet to a point; thence South 31°51' West a distance of 3.06 feet to a point on the Northeasterly line of Alameda Street; thence North 66°05' West along the Northeasterly line of Alameda Street 6.63 feet, more or less to the point of beginning, said tract being a portion of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

42amt

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.

In Witness Whereof, the grantor has executed this instrument this 20 day of April, 2010; if a corporate grantor, 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.

Ralph Noel Mckim
RALPH NOEL MCKIM

Vicki M. Johnson-Mckim
VICKI M. JOHNSON-MCKIM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 20, 2010 by RALPH NOEL MCKIM and VICKI M. JOHNSON-MCKIM.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

