

2010-006002

Klamath County, Oregon



00084364201000060020070073

05/17/2010 03:19:06 PM

Fee: \$67.00



THIS SPACE

After recording return to:  
David R Hummel  
PO Box 7442  
Klamath Falls, OR 97602

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

File No.: 7021-1569036 (ALF)  
Date: May 06, 2010

1st 1569036

### STATUTORY BARGAIN AND SALE DEED

**Mary Irene Harris, Donald F Hummel, Jennifer L Miller, and David R Hummel**, Grantor, conveys  
to **David R Hummel**, 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 convey title only**. (Here comply with requirements of ORS 93.030)

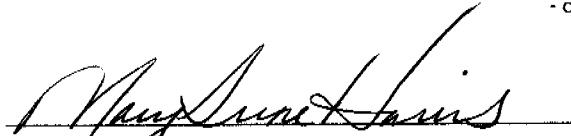
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 6 day of May, 2010.

APN: R212460

Bargain and Sale Deed  
- continued

File No.: 7021-1569036 (ALF)  
Date: 05/06/2010

  
Mary Irene Harris

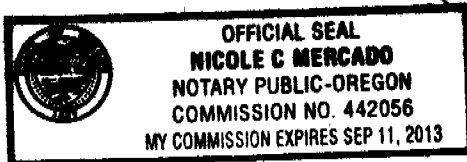
Donald F Hummel

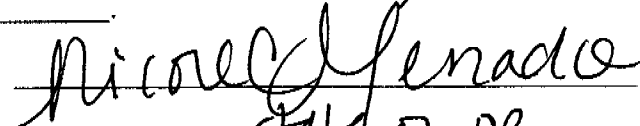
Jennifer L Miller

David R Hummel

STATE OF Oregon )  
County of Clackamas ) ss.

This instrument was acknowledged before me on this 16<sup>th</sup> day of May, 2010  
by Mary I. Harris



  
Notary Public for State of OR.  
My commission expires: 9/11/13

APN: R212460

Bargain and Sale Deed  
- continued

File No.: 7021-1569036 (ALF)  
Date: 05/06/2010

Mary Irene Harris

Donald F. Hummel  
Donald F Hummel

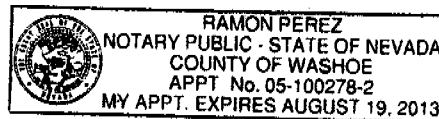
Jennifer L Miller

David R Hummel

STATE OF Nevada )  
County of Washoe )ss.

This instrument was acknowledged before me on this 8 day of May, 20 10  
by Donald F. Hummel

Ramon Perez  
Notary Public for Nevada, Washoe  
My commission expires: Aug 19, 2013



File No.: **7021-1569036 (ALF)**  
Date: **05/06/2010**

## Mary Irene Harris

**Donald F Hummel**

**Jennifer L Miller**

David R Hummel

STATE OF

)55.

County of

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_.

Notary Public for \_\_\_\_\_

**My commission expires:**

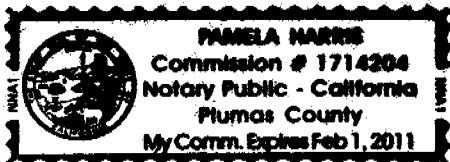
# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Plumas

On May 6, 2010 before me, Pamela Harris, Notary Public

personally appeared Jennifer L. Miller



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~ they executed the same in his/~~her~~ their authorized capacity(ies), and that by his/~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Pamela Harris

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Statutory Bargain and Sale Deed

Document Date: May 6, 2010 Number of Pages: 4

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
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Top of thumb here

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**EXHIBIT A**

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

**A PORTION OF LOTS 14, 15 AND 16, BLOCK 71, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 16; THENCE SOUTH 28° 21½' EAST ALONG THE EASTERLY LINE OF LAKEVIEW AVENUE, 30 FEET TO A POINT AND THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH 28° 21½' EAST ALONG THE EASTERLY LINE OF LAKEVIEW AVENUE TO THE MOST SOUTHERLY CORNER OF SAID LOT 16; THENCE NORTHEASTERLY ALONG THE LINE BETWEEN LOTS 14, 15, 16 AND 17 OF SAID BLOCK AND SUBDIVISION TO THE MOST EASTERLY CORNER OF SAID LOT 14; THENCE NORTH 41° 19' WEST ALONG THE EASTERLY LINE OF SAID LOT 14, 71.78 FEET TO A POINT; THENCE SOUTHWESTERLY TO THE TRUE POINT OF BEGINNING.**

**TOGETHER WITH A STRIP OF LAND 10 FEET IN WIDTH DESCRIBED IN DEED FROM THOMAS THOMSON AND ELEANOR THOMSON, HUSBAND AND WIFE TO JACK R. SCHULZE AND BARBARA L. SCHULZE, HUSBAND AND WIFE, DATED APRIL 05, 1971, RECORDED APRIL 07, 1971 IN VOLUME M71 PAGE 8666, DEED RECORDS OF KLAMATH COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED IN LOTS 14, 15, AND 16 OF BLOCK 71, BUENA VISTA ADDITION, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS NORTH 41° 19' WEST, 71.78 FEET FROM THE EASTERLY CORNER OF LOT 14; THENCE NORTH 41° 19' WEST, 10.27 FEET ALONG THE EASTERLY LINE OF LOT 14 TO A POINT; THENCE SOUTH 61° 38' 30" WEST, 128.41 FEET TO A POINT ON THE WESTERLY LINE OF LOT 16; THENCE SOUTH 28° 21' 30" EAST 10.00 FEET ALONG THE WESTERLY LINE OF LOT 16 TO A POINT; THENCE NORTH 61° 38' 30" EAST, 130.70 FEET TO THE POINT OF BEGINNING.**