

MT87552-LW

TINA M. SNIDER

THIS S

2010-006437

Klamath County, Oregon



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05/27/2010 03:18:02 PM

Fee: \$42.00

Grantor's Name and Address

TINA M. SNIDER

8842 ARANT RD

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to:

TINA M. SNIDER

8842 ARANT RD

KLAMATH FALLS, OR 97603

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

TINA M. SNIDER

8842 ARANT RD

KLAMATH FALLS, OR 97603

Escrow No. MT87552-LW
BSD r.012910

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That TINA M. SNIDER, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TINA M. SNIDER and DAVID J. SNIDER, as tenants by the entirety, 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:

A portion of Government Lot 3, Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin which is the Northeast corner of the SE1/4 of SE1/4 of Section 8 also on the East line of Section 8; thence South 89°59'30" West (Record Survey #1580) 2325.7 feet (U.S.B.R Record Survey North 89°38' West) to a 1/2" iron pin which also intersects the Westerly right of way of the G Canal, this being the true point of beginning; thence South 89°59'30" West 439.6 feet to a 1/2" iron pin which intersects the Easterly right of way of the Great Northern Railroad; thence South 16°45' East 408.36 feet (being the long cord to a 1° curve right) along said right of way; thence South 14°42'29" East 717.81 feet along said Easterly railroad right of way to a 1/2" iron pin which is also the intersection of the Westerly right of way of G Canal (K.I.D.); thence along the Westerly right of way of said G Canal to the point of beginning.

TOGETHER WITH a perpetual easement for ingress and egress across the Northerly 20 feet of Government Lot 3, Section 8, Township 40 South, Range 10 East of the Willamette Meridian, 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.

42pmf

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 26 day of May 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.

Tina M. Snider
TINA M. SNIDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 26, 2010 by TINA M. SNIDER.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

