

BE NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2010-007014
Klamath County, Oregon



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06/09/2010 03:21:12 PM

Fee: \$37.00

Delbert E. Case

Grantor's Name and Address

Gary Ryan Case & Kendra D. Case

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Gary Ryan Case & Kendra D. Case

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Gary Ryan Case & Kendra D. Case

SPACE RESERVED
FOR
RECORDER'S USE

book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Delbert E. Case

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Gary Ryan Case & Kendra D. Case, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A tract of land situated in the North one-half of Section 20, Township 39 South, Range 111/2 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the South line of the N1/2 of said Section 20, said point being South 89°16'53" West a distance of 3,322.85 feet from the East one-fourth corner of said Section 20; thence South 89°16'53" West 672.06 feet to the Southwest corner of the SE1/4NW1/4 of said Section 20; thence North 00°48'38" West along the West line of the SE1/4NW1/4 of said Section 20, 649.47 feet; thence North 40°24'01" East 664.38 feet to the Southwesterly right-of-way line of the County Road; thence South 60°21'40" East along said right-of-way line 785.00 feet; thence South 29°38'20" West 872.95 feet to the point of beginning.

EXCEPT that portion thereof lying within the boundaries of the U.S.B.R. "E" Canal.

SUBJECT TO: Trust Deed dated February 1, 2002 and recorded February 8, 2002 in Volume M02, page 7688 in Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings & Loan Association, as Beneficiary. The above named Grantees agree to assume and pay in full said Trust Deed described herein.

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 \$ 56,847.27. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on June 9, 2010; if grantor is a corporation, 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.

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.

Delbert E. Case

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 9, 2010

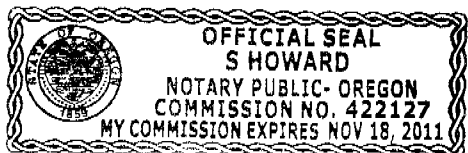
by Delbert E. Case

This instrument was acknowledged before me on

by

as

of



Howard
Notary Public for Oregon

My commission expires 11-18-11

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