

2010-011327

Klamath County, Oregon



After recording return to:
Willard Eugene Keller and Carol Ann Keller
PO Box 44
Bly, OR 97622

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

File No.: ()
Date: September 24, 2010

THIS SPACE



00090718201000113270020023

09/24/2010 11:44:32 AM

Fee: \$42.00

Courtesy

STATUTORY BARGAIN AND SALE DEED

Curtis J. Allen, Grantor, conveys to **Willard Eugene Keller and Carol Ann Keller as husband & wife**, Grantee, the following described real property:

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

Beginning at the South quarter corner of said Section 34; thence North along the center section line 200 feet to the true point of beginning; thence West parallel with the South section line of said section 114 feet, more or less, to the Southeast corner of the parcel described in Vol. M74, page 999, deed records of Klamath County, Oregon; thence North 0° 59' East 100 feet to the Northeast corner thereof; thence North 89° 52' West along the North line thereof a distance of 154 feet to the West line of parcel described in Vol. M74 page 4273, deed records of Klamath County, Oregon; thence North 0° 59' East 360 feet more or less, to the Northwest corner of parcel description in Vol. M72, page 6970, deed records of Klamath County, Oregon; thence South 89° 52' East 114 feet; thence South 0° 59' West 150 feet; thence South 89° 52' East 40 feet; thence South 0° 59' West 100 feet; thence South 89° 52' East 114 feet; thence South 0° 59' West 210 feet, more or less, to the point of beginning.

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

APN:

Bargain and Sale Deed
- continued

File No.: **Adrien (ALF)**
Date: **09/22/2010**

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 24 day of September, 2010.

Curtis J. Allen
Curtis J. Allen

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 24 day of September, 2010
by **Curtis J. Allen**.



Sarah Kness
Notary Public for Oregon
My commission expires: 10/16/2010