

2010-011502

Klamath County, Oregon



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09/28/2010 03:18:09 PM

Fee: \$42.00

BARGAIN AND SALE DEED

Grantor:

Richard Garner
1383 Queens
Gardnerville, NV 89410

Grantee:

John H. Garner
34700 Modoc Point Road
Chiloquin, OR 97624

After recording, return to:

Boivin, Uerlings & DiIaconi, P.C.
Attn: James R. Uerlings
803 Main Street, Suite 201
Klamath Falls, OR 97601

Send all property tax statements to:

John H. Garner
34700 Modoc Point Road
Chiloquin, OR 97624

Consideration: \$5,000.00

KNOW ALL MEN BY THESE PRESENTS, That **Richard Garner**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **John H. Garner**, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

An undivided one-half (½) interest in real property located at 37256 Agency Loop Road, Chiloquin, Oregon more particularly described as follows:

A tract of land situated in Government Lot 21 of Section 6, T35S, R7EWM, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the North line of said Lot 21, as said Lot is shown by recorded survey No. 1374, said point being N89°44'26"E (N89°45'53"E by said Survey No. 1374) 326.00 feet from the East right-of-way line of the county road (formerly State Highway No. 427); thence N89°44'26"E, along said Lot line, 274.97 feet to the West line of the Agency Lake Loop Road; thence S01°39'21"W, along said road, 10.06 feet; thence S89°48'21"W 274.73 feet; thence N00°15'30"E 9.74 feet to the point of beginning, containing 2720 square feet and with bearings based in the survey map of Minor Land Partition No. 15-88. Property Tax Id #R48193

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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

Returned to Corbett

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 21st day of September, 2010.

Richard Garner
Richard Garner

STATE OF NEVADA)
) SS
County of Douglas)

This instrument was acknowledged before me on September 21st, 2010 by Richard Garner.

Deidre A Chaney
Notary Public for Nevada
My Commission Expires: 4-10-2012

