

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2010-011988

Klamath County, Oregon



00091477201000119880020021

SPACE RE:
FOR
RECORDE

10/12/2010 02:25:21 PM

Fee: \$42.00

Grantor's Name and Address

Grantee's Name and Address

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

Erma A. West
2822 Montclair St.
Klamath Falls, OR 97601

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

Erma A. West
2822 Montclair St.
Klamath Falls, Oregon
97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Danny R. West and Roger D. Westhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Erma A. West as her sole propertyhereinafter 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:See Exhibit "A" attached hereto and incorporated
Herein by this reference

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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. 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 October 8, 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.

x Danny R. West
x Roger D. WestSTATE OF OREGON, County of Klamath, ss.This instrument was acknowledged before me on October 8, 2010
by Danny R. West + Roger D. West

This instrument was acknowledged before me on _____

by _____

as _____

of _____

OFFICIAL SEAL
EMILY COE
NOTARY PUBLIC - OREGON
COMMISSION NO. 426594
MY COMMISSION EXPIRES APR 21, 2012

Notary Public for Oregon

My commission expires April 21, 2012

Exhibit "A"

Parcel 1:

Beginning at a point which is 1,568 feet north of the section corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 E.W.M., which point is also 50 feet south of the southeast corner of that parcel of property conveyed to Ed. A. Javoroski in Book 137, page 524, Deed Records of Klamath County, Oregon; thence running westerly 423 feet to a point which is 50 feet south of the southwest corner of said Javoroski property; thence north 50 feet to the southwest corner of the said Javoroski property; thence easterly along the southerly line of the said Javoroski property 423 feet to the southeast corner thereof; thence south 50 feet to the place of beginning, being a portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19, Township 38 South, Range 9 E.W.M. Klamath County, Oregon.

Parcel 2:

The South 70 feet of the North half of the following:

Beginning at a point which is distant 1832 feet Northerly from the section corner common to Sections 19, 20, 29, 30 Township 38 S.R. 9 E.W.M. on section line between Sections 19 & 30, thence Westerly and parallel to Section line between Sections 19 and 20 a distance of 423 feet to a point; thence Northerly and parallel to line between Sections 19 & 20 a distance of 575.5 feet to a point; thence Easterly and parallel to line between sections 19 & 30, a distance of 423 feet to a point; thence Southerly and parallel to line between Sections 19 & 20 distance of 572 feet to a place of beginning, all in Section 19, Township 38 S.R. 9 E.W.M.