

2011-000870

Klamath County, Oregon



00095821201100008700030034

01/25/2011 08:28:10 AM

Fee: \$47.00

After recording return to:

Peggy Keith
72380 Ridgcrest Lane
Palm Desert, CA 92260

also include any & all tax statements when due.
Peggy Keith

BARGAIN AND SALE DEED

Robert Gunderson Jr., Grantor, grants, bargains, sells, and conveys to Peggy J Keith, Grantee, any and all interest in the property described as follows:

See exhibit A

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND TO DETERMINE ANY LIMITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

The true consideration for this conveyance is: Other

Robert Gunderson Jr.
Robert Gunderson Jr.

STATE OF OREGON)

) ss.

County of Klamath)

Personally appeared the above named Robert Gunderson Jr. and acknowledged the foregoing instrument to be a voluntary act and deed this 22 day of October 2010.



Alice L. Bishop
NOTARY PUBLIC FOR OREGON

EXHIBIT A

Taxlot 24-06-01AA-00200 after adjustment

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows;

Beginning at the Northwest corner of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1,

Thence, South 89°06'13" East along the North line of said South 1/2, a distance of 125.00 feet,

Thence, South 0°03'56" West, a distance of 94.33 feet to a 5/8" rebar,

Thence, North 74°47'26" East, a distance of 20.62 feet to a 5/8" rebar,

Thence, South 15°12'34" East, a distance of 87.54 feet to a 5/8" rebar on the North right-of-way of Crescent Lake Road (State Highway 429),

Thence, South 74°00'56" West along said right-of-way, a distance of 174.75 feet more or less to the West line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1,

Thence; North 0°03'56" East along said West line, a distance of 223.46 feet to the Point of Beginning of this description.

Said description containing 28,435 sq. ft. (0.65 acres) more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 14, 2003
NORBERT W. VOLNY
58541LS

EXPIRATION DATE: 6/30/2010