

WTC 89783

2011-003608

Klamath County, Oregon



00098992201100036080030032

03/16/2011 11:10:14 AM

Fee: \$47.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME: Marcia Magness and
Shannon Magness

GRANTEE'S NAME:
Marcia Magness and Shannon Magness

SEND TAX STATEMENTS TO:
Marcia Magness and Shannon Magness
1273 Lynnewood Blvd.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Marcia Magness and Shannon Magness
1273 Lynnewood Blvd.
Klamath Falls, OR 97601

Escrow No: 20110024529-FTPOR10

1273 Lynnewood Blvd.
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Marcia Magness and Shannon Magness, as Tenants by the Entirety Grantor, conveys
to
Marcia Magness and Shannon Magness, not as Tenants in Common but with Rights of Survivorship,
Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

SEE LEGAL DESCRIPTION ATTACHED HERETO

This Deed is being recorded to correct vesting.

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.

The true consideration for this conveyance is \$0. (See ORS 93.030).

Dated: March 8, 2011

Marcia Magness

Shannon Magness

4719mct

Colorado
State of ~~OREGON~~ ^{CO}

COUNTY of Boulder

This instrument was acknowledged before me on MARCH 11, 2011

by Marcia Magness and Shannon Magness.

Virginia L. Unterseher ^{Colorado}
_____, Notary Public - State of ~~Oregon~~ ^{CO}
My commission expires: 06/23/2013

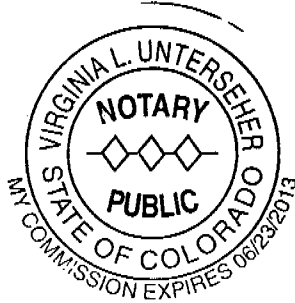


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2, Block 9, Tract No. 1091, LYNNEWOOD ADDITION TO THE CITY OF KLAMATH FALLS, in the county of Klamath, State of Oregon, EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of said Lot 2; thence South $61^{\circ} 30' 00''$ East, 48.79 feet to the corner common to Lots 2 and 3 of said Block 9; thence along the arc of a curve to the right (radius point bears North $61^{\circ} 30' 00''$ East 198.21 feet, central angle = $13^{\circ} 07' 02''$ and long chord bears South $35^{\circ} 03' 31''$ West for 45.28 feet) 45.38 feet to the point of intersection of the Northwesternly right of way line of Vista Way and the Southerly projection of the line common to Lots 1 and 3 of said Block 9; thence North $15^{\circ} 37' 04''$ West 62.66 feet to the point of beginning, with bearings based on said Tract No. 1091 Lynnewood.