



THIS SPA

2011-005953
Klamath County, Oregon



05/12/2011 11:27:40 AM

Fee: \$47.00

JOHN L. SOWELL
P. O. Box 675
Merrill, OR 97633
Grantor's Name and Address

JOHN L. SOWELL
P. O. Box 675
Merrill, OR 97633
Grantee's Name and Address

After recording return to:
JOHN L. SOWELL
P. O. Box 675
Merrill, OR 97633

Until a change is requested all tax statements
shall be sent to the following address:
JOHN L. SOWELL
P. O. Box 675
Merrill, OR 97633

Escrow No. MT90293-DS
Title No. 0090293
BSD r.042611

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

JOHN L. SOWELL and JUNE SOWELL,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JOHN L. SOWELL, AS TO AN UNDIVIDED 1/2 INTEREST AND JUNE SOWELL, AS TO AN UNDIVIDED 1/2 INTEREST, WITH RIGHTS OF SURVIVORSHIP

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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration paid for this transfer, stated in terms of dollars, is LOT LINE ADJUSTMENT.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

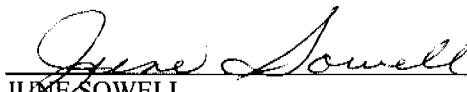
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

47pmf

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.

In Witness Whereof, the grantor has executed this instrument this 10th day of MAY, 2011; if a corporate grantor, 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.


JOHN L. SOWELL


JUNE SOWELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5-10-, 2011 by JOHN L. SOWELL and JUNE SOWELL.


(Notary Public for Oregon)

My commission expires 9-8-13

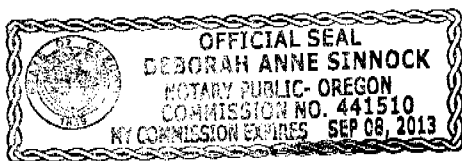


EXHIBIT "A"

That portion of the SE1/4 lying south of the Railroad right of way and north of the Klamath Falls – Malin State Highway 39 right of way in Section 1, Township 41 South, Range 10 East of the Willamette Meridian

EXCEPTING THEREFROM the following described parcel: Beginning at the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; running thence North $0^{\circ} 29'$ West along the quarter line, which line is also the East boundary of Sunshine Tracts a distance of 974 feet to an iron pin; thence South $89^{\circ} 51'$ West a distance of 193.9 feet to a point; thence South $0^{\circ} 29'$ East parallel to the above mentioned quarter line a distance of 673.2 feet to a point on the South line of said Section 1 which line is also said South section line a distance of 193.9 feet, more or less, to the point of beginning

ALSO EXCEPTING THEREFROM That portion lying east of the following line. Beginning at the intersection point of the U.S. B. R. No. 14 Drain center line with the northern right of way line of Klamath Falls – Malin State Highway 39, from which the corner common to Sections 1, 6, 7 and 12 bears South 30 feet and easterly 1286.51 feet more or less; Thence northerly on said drain center line and it's extension north, 982.99 feet more or less to the southern right of way of the Union Pacific (Burlington Northern) Railroad.

This description is pursuant to Klamath County Lot line adjustment #4-11.