

2011-005977

Klamath County, Oregon



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05/12/2011 03:42:23 PM

Fee: \$37.00

RETURN TO:
Brandsness, Brandsness &
Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Deanna M. Kratochvil
1929 Worden
Klamath Falls, OR 97601

-BARGAIN AND SALE DEED-

Roger Owen and Donna Owen, Grantor, conveys to Deanna M. Kratochvil, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A parcel of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the intersection of the Westerly line of Brighton Avenue and the Northerly line of River Street in the Town of Keno; thence N. 57°00' W. a distance of 52.5 feet to a point; thence at right angles, N. 33°00' E. a distance of 225 feet, more or less, to the left of Westerly bank of Klamath River; thence Southeasterly along said Westerly bank to the Westerly line of Brighton Avenue; thence S. 33°00' W. along the Westerly line of Brighton Avenue to the point of beginning.

The true and actual consideration for this transfer is \$162,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, 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 197.352

DATED this 29th day of April 2011.

Roger Owen

Donna Owen

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 29th day of April 2011, the above-named Roger Owen and Donna Owen and acknowledged the foregoing instrument to be their voluntary act.



Notary Public for Oregon
My Commission expires: 2-6-13