

Returned to Counter

2011-007575

Klamath County, Oregon

AFTER RECORDING, RETURN TO AND
SEND TAX STATEMENTS TO:



00103767201100075750020023

06/23/2011 11:05:44 AM

Fee: \$42.00

Jacqueline J. Smith
12043 Highway 66
Klamath Falls OR 97601

STATUTORY BARGAIN AND SALE DEED

Peggy M. Stivers, Grantor, conveys to Jacqueline J. Smith, Grantee, her interest in that real property in Klamath County, Oregon more particularly described as follows:

That portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning on the North right of way line of the Klamath Falls-Ashland Highway at a point from which the Northwest corner of said Section 33 bears North 25°40' West a distance of 1230.75 feet, thence South 72°38' West along the North right of way line of said highway a distance of 160.7 feet to the true point of beginning, which point of beginning is on the Easterly boundary of a parcel of land deeded to R.A. Jameson, et ux., in a deed dated August 2, 1943, recorded November 15, 1943 in Book 159 at Page 581, Deed Records of Klamath County, Oregon; thence North 0°21' West a distance of 190 feet; thence South 89°39' West 153.4 feet; thence South 0°21' West to the North line of the Klamath Falls-Ashland Highway; thence North 72°33' West along said Highway, to the point of beginning.

Klamath County Assessor's No. R-3908-033BO-01200-000 and
Property ID No. R502174

Also known as: 12025 Highway 66
Klamath Falls OR 97601

The consideration for this Deed is the sum of \$44,103.21.

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.

Dated this 9th day of June, 2011.

Peggy M. Stivers
Peggy M. Stivers

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 9, 2011 by Peggy M. Stivers.

Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2011

