

1727202

2011-008041
Klamath County, Oregon



Grantor's name and address:
James P. Heryford
11410 W. Hawkins Ave.
Nampa, Idaho 83651

07/07/2011 03:18:26 PM

Fee: \$42.00

After recording return to:
Richard Fairclo
409 Pine Street, Suite 209
Klamath Falls, OR 97601

BARGAIN & SALE DEED

James P. Heryford, Grantor, conveys to Ronald B. Heryford, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Located in Klamath County, Oregon, as described in Exhibit "A" Attached Hereto.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

Statutory Provision:
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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

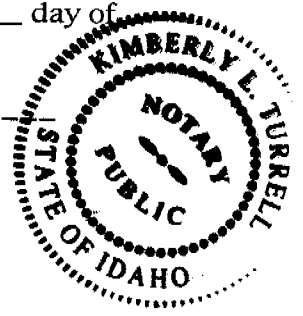
Dated this 27 day of April, 2011.

James P. Heryford

STATE OF IDAHO]
County of Canyon ss.

The foregoing instrument was acknowledged before me this 27 day of April, 2011 by James P. Heryford.

Notary Public for Oregon
My Commission expires: Idaho



F

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Commencing at the Northeast corner of the Southwest quarter of the Southeast quarter of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, and running thence South along the East line of said 40 acre tract a distance of 125 feet; thence Westerly parallel with the North line of said 40 acre tract a distance of 250 feet; thence North and parallel with the Easterly line of said 40 acre tract a distance of 125 feet to the North line of said 40 acre tract; thence Easterly along the North line of said 40 acre tract a distance of 250 feet to the point of beginning.

Parcel 2:

Property Line Adjustment 32-97

A Tract of land being a portion of parcel 1 of Land Partition 49-97, situated in the NW 1/4 SE 1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows.

Beginning at the Southwest corner of said Parcel 1, and being the C-S 1/16 corner of said Section 33, Thence South 89°46'23" East along the South line of said Parcel 1, 1327.95 feet to the Southeast 1/16 corner of said Section 33, thence North 00°00'20" West, along the East line of the said NW 1/4 SE 1/4, 28.00 feet to a point in an existing fence line; thence along said fence line, North 88°45'28" West 374.51 feet, North 88°31'11" West 140.01 feet, North 88°44'26" West 487.72 feet, North 83°44'31" West 126.28 feet and South 79°56'08" West 202.65 feet to a point on the West line of said parcel 1; thence leaving said fence line, South 00°01'09 East 23.57 feet to the point of beginning.

Parcel 3:

The Southwest quarter of the Southeast quarter of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, SAVING THE TWO FOLLOWING DESCRIBED PARCELS TO WIT:

Parcel I: Commencing at the Northeast corner of the southwest quarter of the Southeast of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, and running thence South along the East line of said 40 acre tract a distance of 125 feet; thence Westerly parallel with the North line of said 40 acre tract a distance of 250 feet; thence North and parallel with the Easterly line of said 40 acre tract a distance of 125 feet to the North line of said 40 acre tract; thence Easterly along the North line of said 40 acre tract a distance of 250 feet to the point of beginning.

Parcel II: Commencing at the Northeast corner of the Southwest quarter of the Southeast quarter of Section 33, Township 40 South, Range 8 East of the Willamette Meridian and running then South along the East line of said 40 acre tract a distance of 166 feet to the point of beginning; thence Westerly parallel with the North line of said 40 acre tract a distance of 165 feet; thence South and parallel with the Easterly line of said 40 acre tract a distance of 132 feet; thence Easterly and parallel with the North line of said 40 acre tract a distance of 165 feet; thence north along the East line of said tract a distance of 132 feet to the point of beginning.

Tax Parcel Number: R883818 and R626317 and M832567 and R591256 and R626308