

UTC 1396-10581

2011-008260

Klamath County, Oregon



00104653201100082600020026

07/14/2011 11:28:58 AM

Fee: \$42.00

After recording return to:

John Gordon Leslie & Sherry M. Leslie

P. O. Box 121

Keno< OR 97627

Until a change is requested all tax statements shall be sent to the following address:

Stephen M. Leslie and Dava A Leslie

P. O. Box 382

Keno, OR 97627

**STATUTORY  
BARGAIN AND SALE DEED**

Know all by these present that **John Gordon Leslie and Sherry M. Leslie, as tenants by the entirety**, Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Stephen M. Leslie and Dava A Leslie, as tenants by the entirety**, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

See Attached Exhibit "A"

This instrument is to finalize approved Lot line adjustment #11-11 and to correct instrument recorded in Volume 2011-004124, re-recorded in Volume 2011-004289 and further re-recorded in Volume 2011-004773

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. (Here comply with the requirements of ORS 93.030).

Dated this July 13, 2011.

John Gordon Leslie

Sherry M. Leslie

STATE OF Oregon                      }  
County of Klamath                    ss

This instrument was acknowledged before me on July 13, 2011  
by John Gordon Leslie and Sherry M. Leslie

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

My commission expires 11/20/2011 Notary Public



## Exhibit A

A Parcel of Land being a portion of vacated Pine Street of the Town of Doten, Situated in the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 39 South, Range 08 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of said vacated Pine Street, thence along the southerly right-of-way line of said street, South  $57^{\circ}08'14''$  East, 122.10 feet to the TRUE POINT OF BEGINNING; thence continuing along said southerly line, South  $57^{\circ}08'14''$  East, 26.90 feet to the intersection of said southerly line with the projected centerline of Fern Avenue; thence along said projected centerline, North  $32^{\circ}51'46''$  East, 50.00 feet to the projected northerly right-of-way line of said Pine Street; thence along said northerly line, North  $57^{\circ}08'14''$  West, 26.90 feet; thence leaving said northerly line, South  $32^{\circ}51'46''$  West, 50.00 feet to the point of beginning.

Containing 1345 square feet, more or less.

*JS* RESERVING UNTO THE GRANTOR, THEIR HEIRS SUCESSORS AND ASSIGNS an easement for  
ingress and egress to their remaining parcel to be maintained 50-50 by both  
*am* parties. Said easement is over the existing driveway.