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08/24/2011 03:32:09 PM

Fee: \$47.00

BARGAIN AND SALE DEED

Grantor:

Richard T. Reeves and Deborah L. Reeves
PO Box 848
Klamath Falls, OR 97601

Grantee:

Richard T. Reeves and Deborah L. Reeves
PO Box 848
Klamath Falls, OR 97601

After recording, return to

James R. Uerlings
Boivin, Uerlings & DiIaconi, P.C.
803 Main Street, Ste 201
Klamath Falls, OR 97601

Send tax statements to:

Richard T. Reeves and Deborah L. Reeves
PO Box 848
Klamath Falls, OR 97601

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That **Richard T. Reeves and Deborah L. Reeves, husband and wife**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Richard T. Reeves and Deborah L. Reeves, as tenants in common**, hereinafter called Grantees, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Refer to Exhibit A, attached hereto and incorporated by this reference.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

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

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.

Returned to County

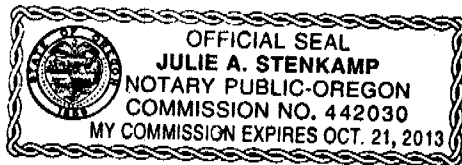
In Witness Whereof, the Grantor has executed this instrument this 24th day of August, 2011; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Richard T. Reeves
Richard T. Reeves, Grantor

Deborah L. Reeves
Deborah L. Reeves

STATE OF OREGON)
) SS
County of Klamath)

This instrument was acknowledged before me on August 24, 2011 by Richard T. Reeves and Deborah L. Reeves.



Julie A. Stenkamp
Notary Public for Oregon
My Commission Expires: 10/21/2013

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 5, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being land lying West and North of the U.S.R.S. Diversion Reservoir and channel, more particularly described as follows:

Beginning at a point on the West line of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which point is the intersection of said section line with the Northerly right of way line of the U.S.R.S. Lost River Diversion Channel, and which is 416.7 feet, more or less, North of the Southwest corner of said Section 29; thence North along said section line a distance of 400 feet, more or less, to a point in line with a fence running Northeasterly therefrom along and near the Northerly right of way line of the U.S.R.S. drainage ditch known as No. 17 Drain; thence North 63 degrees 02' East along said fence line a distance of 677.5 feet; thence South 33 degrees 28' East a distance of 655 feet, more or less, to the Northerly right of way of said Lost River Diversion Channel; thence Southwesterly, along said Diversion Channel right-of-way line to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Lot 5, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point being the intersection of the West section line of said Section 29, and the Northerly right-of-way line of the U.S.R.S. Lost River Diversion Channel, from which the Section corner common to Sections 29, 30, 31 and 32, said Township and Range bears South 00 degrees 18' 51" West, 439.47 feet; thence North 00 degrees 18' 51" East, 280.41 feet along said Section line; thence North 83 degrees 12' 40" East, 30.19 feet to a 1/2" iron rod; thence North 83 degrees 12' 40" East, 408.32 feet to a 1/2" iron rod; thence South 05 degrees 23' 49" East, 212.34 feet to a 1/2" iron rod, said point being on the Northerly right of way line to said diversion channel; thence along the arc of a curve to the left 111.01 feet, (central angle 3 degrees 44' 11", radius 1702.3 feet, chord bears South 76 degrees 36' 57", 110.99 feet), being also along the Northerly right-of-way of said diversion channel, to a 1/2" iron rod; thence South 74 degrees 44' 51" West, 330.66 feet to a 1/2" iron rod, also being along said right-of-way; thence South 74 degrees 44' 51" West, 31.05 feet along said right-of-way to the point of beginning.