

1st 1749746

2011-011201

Klamath County, Oregon



THIS SP



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10/07/2011 01:01:36 PM

Fee: \$47.00

After recording return to:
Constance C. Driessen
PO Box 1152
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Constance C. Driessen
PO Box 1152
Klamath Falls, OR 97601

File No.: 7021-1749746 (TM)
Date: October 03, 2011

STATUTORY BARGAIN AND SALE DEED

Constance C. Driessen, who acquired title as Connie C. Driessen, Grantor, conveys to **Constance C. Driessen**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 3 day of October, 2011.

APN: **R93641**

Bargain and Sale Deed
- continued

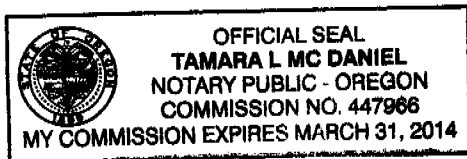
File No.: **7021-1749746 (TM)**
Date: **10/03/2011**

Constance C. Driessen
Constance C. Driessen

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 26 day of October, 2011
by **Constance C. Driessen**.

[Signature]



Notary Public for Oregon
My commission expires: 3/31/14

EXHIBIT A

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

PARCEL 1:

A Parcel of land situated in the NE1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 12, said point being North 00° 12' 30" West a distance of 180.00 feet from the 5/8" x 30" iron pin marking the East quarter corner of said Section 12; thence North 00° 12' 30" West along the East line of said Section 12 a distance of 400.00 feet; thence South 89° 47' 30" West at right angles to the East line of said Section 12 a distance of 33.36 feet to a 5/8" x 30" iron pin with cap; thence continuing South 89° 47' 30" West a distance of 426.12 feet to a 5/8" x 30" iron pin with cap on the Northeasterly right of way line of the Southern Pacific Railroad; thence South 33° 29' 00" East along said right of way line a distance of 478.07 feet to a 5/8" x 30" iron pin with cap; thence North 89° 53' 00" East at right angles to State Highway 39 (the highway is not parallel with the section line) a distance of 163.18 feet to a 5/8" x 30" iron pin with cap; thence continuing North 89° 53' 00" East a distance of 34.00 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the Klamath Falls-Malin State Highway.

PARCEL 2:

A parcel of land situated in the NE1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 12, said point being North 00° 12' 30" West a distance of 580.00 feet from the 5/8" x 30" iron pin marking the East quarter corner of Section 12; thence North 00° 12' 30" West along the East line of said Section 12 a distance of 243.00 feet; thence South 89° 47' 30" West at right angles to the East line of said Section 12 a distance of 32.98 feet to a 5/8" x 30" iron pin with cap; thence continuing South 89° 47' 30" West a distance of 585.97 feet to a 5/8" x 30" iron pin with cap on the Northeasterly right of way of the Southern Pacific Railroad; thence South 33° 29' 00" East along said right of way line a distance of 290.65 feet to a 5/8" x 30" iron pin with cap; thence North 89° 53' 00" East at right angles to State Highway No. 39 (the highway is not parallel with the Section line) a distance of 426.12 feet to a 5/8" x 30" iron pin with cap; thence continuing North 89° 53' 00" East a distance of 33.36 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the Klamath Falls-Malin State Highway.