

WTC 90369-MS



Danny R. Allen

THIS SPAC

2011-011618

Klamath County, Oregon



00108790201100116180030032

10/17/2011 03:29:56 PM

Fee: \$47.00

Grantor's Name and Address

Danny R. Allen

2958 Hope Street

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Danny R. Allen

2958 Hope Street

Klamath Falls, OR 97603

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

Danny R. Allen

2958 Hope Street

Klamath Falls, OR 97603

Escrow No. MT90369-MS

Title No. 0090369

BSD r.042611

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Danny R. Allen and Cynthia L. Allen, as tenants by the entirety,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Danny R. Allen,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 / part of the consideration.

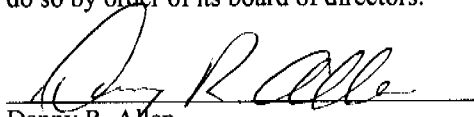
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

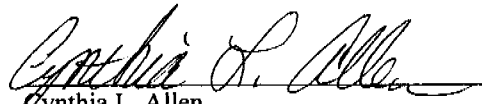
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

4/2/2011

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.

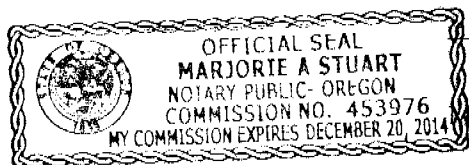
In Witness Whereof, the grantor has executed this instrument this 12<sup>th</sup> day of Oct, 2011; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
\_\_\_\_\_  
Danny R. Allen

  
\_\_\_\_\_  
Cynthia L. Allen

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 10/12, 2011 by Danny R. Allen and Cynthia L. Allen.



  
\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires 12/20/14

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point in the South line of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is 695.5 feet, more or less, West of the quarter corner common to Section 2 and 11, of said Township and Range, and which point of beginning is also in the West line of Hope Street and is the Northeast corner of tract 37 of HOMEDALE, a platted subdivision in Klamath County, Oregon; thence North 0°13' East along the West line of said Hope Street a distance of 115.0 feet; thence North 89°56' West 47 feet; thence North 66°52' West along a line parallel to the center line of the Oregon-California & Eastern Railway, a distance of 801.2 feet to the Northeasterly right-of-way line of the U.S.R.S. Main Canal; thence South 39°15' East (South 39°08' East U.S.R.S.) along said right-of-way line a distance of 554.1 feet, more or less to the South line of said Section 2, which is also the North line of said Tract 37, HOMEDALE; thence South 89°54' East along said Section line a distance of 432.8 feet to the point of beginning and being a parcel of land lying in the S1/2 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.