

NN

Gregory A. Stites
 P.O. Box 2006
 Lapine, OR 97739

Grantor's Name and Address

Ann M. Stites
 P.O. Box 2006
 Lapine, OR 97739

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Ann M. Stites
 P.O. Box 2006
 Lapine, OR 97739

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Ann M. Stites
 P.O. Box 2006
 Lapine, OR 97739

2011-013908

Klamath County, Oregon



00111506201100139080020027

12/19/2011 09:03:12 AM

Fee: \$42.00

SPACE RESERVED FOR
 RECORDER'S USE

No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Gregory A. Stites, an individual

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

Ann M. Stites, a married woman

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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto
 and made a part of

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Vesting Only. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on December 13, 2011; if grantor is a corporation, 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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

X Gregory A. Stites

STATE OF OREGON, County of Deschutes ss.This instrument was acknowledged before me on December 13, 2011by Gregory A. Stites

This instrument was acknowledged before me on _____

by X

Nancy Evens
 Notary Public for Oregon

My commission expires July 30, 2014

Exhibit A

A portion of the SE 1/4 NE 1/4 Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the one-sixteenth section line which is 667.64 feet North 1° 03' 55" East along the one-sixteenth section line from the Southwest corner of the SE 1/4 of the NE 1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89° 24' 66" East 663.70 feet; thence North 1° 43' 00" East 331.40 feet; thence North 89° 16' 52" West 667.45 feet to the one-sixteenth section line; thence South 1° 03' 55" West 332.87 feet along the one-sixteenth section line to the point of beginning.

AND a portion of the SE 1/4 NE 1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the one-sixteenth section line which is 332.87 feet North 1° 03' 55" East along the one-sixteenth section line from the Southwest corner of the Southeast of the NE 1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89° 32' 59" East 659.95 feet; thence North 1° 43' 00" East 331.40 feet; thence North 89° 24' 58" West 663.70 feet to the one-sixteenth section line; thence South 1° 03' 55" West 332.87 feet along the one-sixteenth section line to the point of beginning.

EXCEPTING THEREFROM that portion lying Westerly of the following described line:

Beginning at a point on the Southerly line of the land described in said deed recorded in Volume M-90 at Page 1816. Said point lying thereon South 89° 32' 32" East 330.10 feet from the Southwest corner of said deed; thence North 01° 25' 01" East, 409.38 feet; thence South 88° 34' 59" East, 28.00 feet; thence North 01° 25' 01" East, 35.00 feet; thence North 88° 34' 53" West, 28.00 feet; thence North 01° 25' 01" East, 220.01 feet to a point on the Northerly line of land described in said deed recorded in Volume M-93 at Page 33688. Said point lying thereon South 89° 15' 45" East, 333.60 feet from the Northwest corner of said deed.

TOGETHER WITH Agreement for Easement for Ingress and egress dated October 15, 1993, recorded December 1, 1993 in Volume M-93 at Page 31847, Deed Records of Klamath County, Oregon.

ALSO TOGETHER WITH a 20 foot wide access easement and the rights and privileges of access and egress engendered by said easement, the centerline of which is described as follows:

Beginning at a point on the East line of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which is 329.79 feet North 1° 04' 49" East along said East line from the quarter corner of said Section 36; thence North 89° 32' 59" West 652.51 feet; thence North 1° 43' 00" East 682.80 feet to its terminus, all of the above described lying within Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

ALSO TOGETHER WITH a 20 foot wide access easement for ingress and egress, the Southerly line being described as follows:

Beginning at the Southeast corner of said deed recorded in Volume M-90 on Page 1816; thence along the Southerly line of said deed North 89° 32' 59" West 372.84 feet to a point, said point lying on said Southerly line South 89° 32' 69" East, 287.36 feet from the Southwest corner of said deed.