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01/18/2012 09:43:29 AM

Fee: \$47.00

**GRANTOR'S NAME AND ADDRESS:**

James C. Watts  
P. O. Box 4  
Bly, OR 97622

**GRANTEE'S NAME AND ADDRESS:**

James C. Watts & Noelene Watts  
P. O. Box 4  
Bly, OR 97622

**AFTER RECORDING RETURN TO:**

James C. Lynch  
P. O. Box 351  
Lakeview, OR 97630

**SEND TAX STATEMENTS TO:**

James C. & Noelene Watts  
P. O. Box 4  
Bly, OR 97622

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **James C. Watts**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **James C. Watts and Noelene Watts, husband and wife**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property together 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:

SEE EXHIBIT "A" ATTACHED

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground.

**Tax Information: Code 113; Map #R-3714-00200-00600-000; Account #R404887.**

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 NONE (Love and Affection).

In construing this deed and where the context so requires, the singular includes the plural.

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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

In Witness Whereof, the grantor has executed this instrument this 12 day of January, 2012.

James C. Watts  
James C. Watts

STATE OF OREGON, County of Lake) ss.

This instrument was acknowledged before me on January 12, 2012, by JAMES C. WATTS.



Julie A. Albertson  
Notary Public for Oregon  
My Commission Expires: 03-11-2015

EXHIBIT "A"

Real property located in Klamath County, Oregon, to-wit:

Government Lots 1, 2, 3, the S  $\frac{1}{2}$  of NE  $\frac{1}{4}$  and SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 2, Township 37 South, Range 14 East of the Willamette Meridian, lying Northerly of Klamath Falls-Lakeview Highway, Excepting the following described parcels:

- A. Beginning at the Northeast corner of the NW  $\frac{1}{4}$  of Section 2, Township 37 South, Range 14, East of the Willamette Meridian; Thence S. 210 feet; thence W. 840 feet; thence N. 210 feet; thence East along the North line of said Section 2 to the place of beginning.
- B. Beginning at the Section corner common to Sections 35 and 36, Township 36 South, Range 14 East of the Willamette Meridian and Sections 1 and 2 of Township 37 South, Range 14 East of the Willamette Meridian; thence West along the Northerly line of Section 2, 1980 feet; thence S. 133 feet; thence East parallel to said Section line 1620 feet; thence S. 560 feet; thence East parallel to said Section line 360 feet to the East line of said Section 2; thence North along said Easterly line of said Section 2, 693 feet to the place of beginning.
- C. Beginning at the point of intersection of the North line of Klamath Falls-Lakeview Highway with the East line of Section 2, Township 37 South, Range 14 E.W. and running thence; N.  $66^{\circ}45'$  W along the North line of the Klamath Falls-Lakeview Highway to a point which lies 360 feet West when measured at right angles from the East line of Section 2; thence N. parallel to the East line of Section 2 to the Southwest corner of that certain tract described in Deed Volume 243 on page 444; thence East along the south line of the above described tract a distance of 360 feet to the East line of Section 2; thence South along the East line of Section 2 to the point of beginning.
- D. Beginning at the section corner common to Sections 35 and 36, Township 36 South, Range 14 East of the Willamette Meridian, and Sections 1 and 2, Township 37 South, Range 14 East of the Willamette Meridian; thence West along the North line of Section 2, Township 37 South, Range 14 East of the Willamette Meridian, a distance of 1980 feet to the Northwest corner of that tract of land described in Volume 243 at page 444, Deed Records of Klamath County, Oregon; begin the true point of beginning of this description; thence South along the West line of the aforesaid tract of land described in Volume 243 at page 444, Deed Records of Klamath County, Oregon, a distance of 42.53 feet; thence North  $81^{\circ}42'$  West a distance of 292.33 feet to a point on the North line of said Section 2; thence East along the North line of said Section 2, this line also being the South line of that tract of land described in Volume M-76 on page 4281, Deed Records of Klamath County, Oregon, a distance of 289.23 feet to the true point of beginning.
- E. Beginning at a point from which the Northwest corner of said Section 2 bears North  $69^{\circ}06'48''$  West, 2883.94 feet; thence North  $01^{\circ}26'15''$  East, 149.88 feet; thence North  $89^{\circ}50'18''$  East 290.4 feet; thence South  $01^{\circ}13'54''$  West, 150.46 feet; thence South  $89^{\circ}57'20''$  West, 29056 feet to the point of beginning.
- F. That portion of Government Lot 3 described in the following parcel: Beginning at the Northwest corner of that particular tract of real property described in Volume 93 on page 174 of Deed Records of Klamath County, Oregon, which corner is described therein as being on the North line of Section 2, Township 37 South, Range 14 East, Willamette Meridian, a distance of 840 feet West of the Northeast corner of the Northwest quarter thereof; thence South along the West boundary of the aforesaid particular tract of real property, and boundary extended, a distance of 1303.0 feet, more or less to the Northerly right of way boundary of the Klamath Falls-Lakeview Highway; thence North  $66^{\circ}43'$  West along said highway right of way boundary, a distance of 1596.5 feet, more or less to the Easterly boundary of that particular tract of land described in Volume 300, page 126 of Deed Records of Klamath County, Oregon; thence North  $6^{\circ}$  East along said Easterly boundary, 672.0 feet to the North boundary of aforesaid Section 2; thence East along the North boundary of said Section 2, 1465.0 feet; more or less to the point of beginning.
- G. Beginning at the Northwest corner of that particular tract of real property described in Volume 93, page 174 of Deed Records of Klamath County, Oregon, which corner is described therein as being on the North line of Section 2, Twp. 37 S. R. 14 E.W.M., a distance of 840 feet West of the Northeast corner of the NW  $\frac{1}{4}$  thereof; thence South along the West boundary of the aforesaid particular tract of real property, and boundary extended, a distance of 210 feet to the true point of beginning; thence continuing South 1,093.0 feet more or less to the Northerly right of way boundary of the Klamath Falls Lakeview Highway; thence South  $66^{\circ}43'$  East along said Highway right-of-way boundary, a distance of 129 feet to a point; thence North parallel to the West line of this description a distance of 1110.00 feet to a point 85 feet due East of the true point of beginning; thence West 85 feet to the point of beginning.