

2012-000502

Klamath County, Oregon



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Fee: \$57.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

1. AFTER RECORDING, RETURN TO:

Required by ORS 205.180(4) & 205.238

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

2. TITLE(S) FOR THE TRANSACTION(S):

Required by ORS 205.234(1)(a)

Bargain and Sale Deed

3. DIRECT PARTY / GRANTOR:

Name(s) and Address(es)

Required by ORS 205.234(1)(b)

Ronald L. Hahn
736 Lytton Street
Klamath Falls, OR 97601

4. INDIRECT PARTY / GRANTEE(S):

Name(s) and Address(es)

Required by ORS 205.234(1)(b)

Ronald L. Hahn
736 Lytton Street
Klamath Falls, OR 97601

Catherine L. Hahn
736 Lytton Street
Klamath Falls, OR 97601

**5. UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:**

Name(s) and Address(es)

For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260

Ronald L. and Catherine L. Hahn
736 Lytton Street
Klamath Falls, OR 97601

6. TRUE AND ACTUAL CONSIDERATION PAID:

\$0.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY:

Required by ORS 312.125(4)(b)(B)

Property Tax Id #R175660

BARGAIN AND SALE DEED

Grantor:

Ronald L. Hahn
736 Lytton Street
Klamath Falls, OR 97601

Grantees:

Ronald L. and Catherine L. Hahn
736 Lytton Street
Klamath Falls, OR 97601

After recording, return to:

Boivin, Uerlings & Dilaconi, P.C.
Attn: James R. Uerlings
803 Main Street, Suite 201
Klamath Falls, OR 97601

Send all property tax statements to:

Ronald L. and Catherine L. Hahn
736 Lytton Street
Klamath Falls, OR 97601

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That **Ronald L. Hahn**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Ronald L. Hahn and Catherine L. Hahn, husband and wife**, 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:

Real property located at 928 Front Street, Klamath Falls, Oregon, more particularly described as follows:

See attached Exhibit A, attached hereto and incorporated by this reference.

Property Tax Id #R175660

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

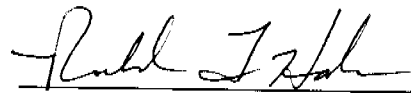
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

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.

In Witness Whereof, the Grantor has executed this 19th day of January, 2012.



Ronald L. Hahn

STATE OF OREGON)
) SS
County of Klamath)

This instrument was acknowledged before me on January 19, 2012 by Ronald L. Hahn.




Notary Public for Oregon

My Commission Expires: 10/21/2013

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A piece, parcel or tract of land located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 38 South, Range 9 East, W.M., Klamath County, Oregon and being more particularly described as follows:

Beginning at the Southwest corner of Lot 27, Block 41, Buena Vista Addition to Klamath Falls; thence South $64^{\circ}16'$ West 103.8 feet to the true point of beginning; thence South $9^{\circ}33'$ West 152.0 feet; thence North $55^{\circ}47'$ West 119.8 feet; thence North $80^{\circ}27'$ West 20.4 feet; thence North $9^{\circ}33'$ East 101.9 feet; thence South $80^{\circ}27'$ East 129.4 feet to the true point of beginning.

Parcel 2:

Beginning at a point which bears South $64^{\circ}16'$ West 103.9 feet from the Southwest corner of Lot 27, Block 41, Buena Vista Addition to the City of Klamath Falls, Oregon; thence (at right angles to the Southerly line of Front Street) South $9^{\circ}33'$ West 152 feet to the shore line of Upper Klamath Lake; thence South $46^{\circ}51'$ East 192.1 feet along said shore line; thence North $9^{\circ}33'$ East 144.4 feet, more or less, to the Southeast corner of Parcel 1 as described in that certain deed from H. H. Monroe, unmarried, to William M. Harris and Myrtle L. Harris, husband and wife, dated August 5, 1947, recorded August 7, 1947, on page 441 of Volume 209 of Deeds, records of Klamath County, Oregon; thence following the Southerly line of said property described in Deed Volume 209, page 441, North $60^{\circ}27'$ West a distance of 86.6 feet to an iron pin; thence following the Westerly line of said parcel described in Deed Volume 209, page 441, North $9^{\circ}33'$ East a distance of 84.3 feet to a point on the Southerly right of way line of Front Street; thence North $80^{\circ}27'$ West along the Southerly line of Front Street a distance of 78.6 feet, more or less, to the point of beginning. Being situate in Lot 10 of Section 30, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

Parcel 3:

Beginning at an iron pin on the Southerly right of way line of Front Street which lies South $64^{\circ}16'$ West a distance of 103.9 feet and South $80^{\circ}27'$ East a distance of 160 feet from the Southwest corner of Lot 27, Block 41, Buena Vista Addition to the city of Klamath Falls, Oregon, and running thence South $9^{\circ}33'$ West (at right angles to the Southerly line of Front Street) a distance of 113.9 feet to an iron pin; thence North $60^{\circ}27'$ West a distance of 86.6 feet to an iron pin; thence North $9^{\circ}33'$ East a distance of 84.3 feet to a point on the Southerly right of way line of Front Street; thence South $80^{\circ}27'$ East along the Southerly right of way line of Front Street a distance of 81.4 feet, more or less, to the point of beginning, in Lot 10, Section 30, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

Parcel 4:

Beginning at a point which bears South $64^{\circ}16'$ West 103.9 feet; thence South $80^{\circ}27'$ East 160 feet from the Southwest corner of Lot 27, Block 41, Buena Vista Addition to the City of Klamath Falls, Oregon, thence, from the point of beginning herein described, South $80^{\circ}27'$ East 230 feet along the Southerly line of Front Street, (said Southerly line of Front Street being the Northerly boundary of lands herein conveyed) to the Northwest corner of property deeded to J.A. Olsen on the 21st day of June 1923, in Volume 61, page 260, Klamath County Deed Records; thence Southerly at right angles to Front Street (South $9^{\circ}33'$ West) to shore line of Upper Klamath Lake; thence Westerly along said shore line to the Easterly boundary of Parcel 3 above described, extended; thence North $9^{\circ}33'$ East to the point of beginning, being a portion of Lot 10, Section 30, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

(continued)

(legal description continued)

Parcel 5:

Beginning at a point which is 250 feet distant in an Easterly direction from the Northeast corner of the property deeded to J. Linman, April 29, 1916; thence Southerly and at right angles with Front Street 100 feet, more or less, or to high water line of Klamath Lake; thence 25 feet Easterly and parallel to Front Street; thence 100 feet, more or less, Northerly and at right angles to Front Street, to the Southerly line of Front Street; thence 25 feet Westerly along the Southerly line of Front Street to the place of beginning, all lying in Lot 10, Section 30, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being the same property described in deed from the Klamath Development Co., a corporation, to John Worden, by Deed dated March 19, 1920, recorded April 23, 1920 in Volume 52 of Deeds, page 343, records of Klamath County, Oregon.