

2012-000542

Klamath County, Oregon



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01/20/2012 03:43:28 PM

Fee: \$52.00

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:

**Brandsness, Brandsness & Rudd
P.C.**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Bargain and Sale Deed

3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)

Rodney B. Blackman

Grantor's Address:

**7243 Reeder Road
Klamath Falls, OR 97603**

4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)

Rodney B. Blackman and Virginia L. Blackman

Grantee's Address:

**7243 Reeder Road
Klamath Falls, OR 97603**

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

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS:**

**Rodney and Virginia Blackman
7243 Reeder Road
Klamath Falls, OR 97603**

**6. TRUE AND ACTUAL
CONSIDERATION - Required by**

ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -

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

R600086

RETURN TO:
Brandsness, Brandsness &
Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Rodney and Virginia Blackman
7243 Reeder Road
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

Rodney B. Blackman, Grantor, conveys to Rodney B. Blackman and Virginia L. Blackman, husband and wife, as tenants by the entirety, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See attached Exhibit "A"

The true and actual consideration for this transfer is zero (\$.00).

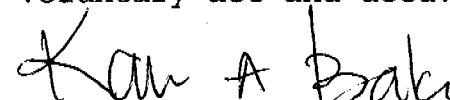
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

DATED this 4 day of January, 2012.


Rodney B. Blackman

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 4 day of January, 2012, the above-named Rodney B. Blackman and acknowledged the foregoing instrument to be his voluntary act and deed.


Notary Public for Oregon
My Commission expires: 9.20.2013

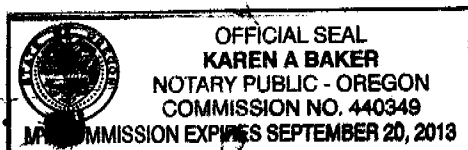


Exhibit A

Real property located at 7239 (nka 7243) Reeder Road (7.10 acres), Klamath Falls, Oregon, more particularly described as follows:

A tract of land situate in the NW 1/4 of the SW 1/4 of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at the Southwest corner of the NW 1/4 SW 1/4 of Section 20; thence North on the West section line of said section a distance of 223 feet to the point of beginning; thence East 677 feet; thence North 437 feet; thence West 677 feet to the West line of the NW 1/4 of the SW 1/4 of said section; thence South 437 to the point of beginning.
Saving and excepting therefrom any portion lying within Reeder Road.

Property Tax ID #R600086

Exhibit A

The following described real property situated near Reeder Road in Klamath County, Oregon, lying Easterly of the U.S.B.R. No. 2 Drain:

A tract of land situated in Section 20, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

All of the SW1/4 SE1/4 and S1/2 SW1/4 Section 20, and all that portion of the NW1/4 SW1/4 of said Section described as follows:

Beginning at the SW corner of the NW1/4 SW1/4 of said Section 20; thence North on the West section line of said Section a distance of 223 feet; thence East 677 feet; thence North 437 feet; thence East 313 feet; thence South 660 feet; thence West 990 feet to the point of beginning.

SAVING AND EXCEPTING from the above-described premises that certain tract of land containing one acre, more or less, conveyed to Duane Blackman and Darlene Blackman, his wife, by deed dated May 27, 1959, and recorded in Volume 312, Page 646, Klamath County Deed Records.

Also, SAVING AND EXCEPTING from the above described premises that certain real property as conveyed in the Deed recorded in Volume M75, Page 10982, records at Klamath County, Oregon.

Property Tax ID #600139
Property Tax ID #798220