

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Milton A. Wise
6925 Reeder Rd
Klamath Falls OR 97603

Grantor's Name and Address

Megan D Phillips
49 Showers Dr A141
Mountain View CA 94040

Grantee's Name and Address

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

Megan D Phillips
49 Showers Dr A141
Mountain View CA 94040

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

Milton A. Wise
6925 Reeder Rd
Klamath Falls OR 97603

STATE OF OREGON

2012-000763

Klamath County, Oregon



00112980201200007630020023

SPACE RESI
FOR
RECORDER

01/27/2012 01:49:23 PM

Fee: \$42.00

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Milton A. Wise

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

Megan D Phillips

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 Attached Exhibit A

(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 \$ 0. 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. (The sentence between the symbols ®, 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 Milton 1/27/2012 Wise 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.

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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on Jan 27, 2012by Milton A. Wise

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires Nov 29, 2012

LEGAL DESCRIPTION
DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A parcel of land situated in the S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of the NW $\frac{1}{4}$ of said Section 20; thence North $00^{\circ}21'40''$ East along the West line of said Section 20, 301.29 feet; thence leaving said West line North $89^{\circ}56'43''$ East 35.00 feet to the Easterly right of way line of the County Road and the point of beginning of this description; thence continuing North $89^{\circ}56'43''$ East 1302.05 feet; thence South along the East line of said S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ to the Southeast corner thereof; thence West along the South line of said S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ to the Easterly right of way line of said County Road; thence North along the Easterly line of said County Road to the point of beginning of this description.

EXCEPTING THEREFROM a parcel of land situated in the NW $\frac{1}{4}$ of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a bolt at the intersection of the centerlines of Reeder Road and Short Road, county roads, and marking the Southwest corner of said NW $\frac{1}{4}$; thence South $89^{\circ}59'50''$ East along the South line of said NW $\frac{1}{4}$, 30.00 feet to the Easterly right of way line of said Reeder Road; thence North $00^{\circ}21'40''$ East along said right of way line, 158.56 feet to the point of beginning for this description; thence continuing North $00^{\circ}21'40''$ East, along said right of way line, 142.76 feet; thence North $89^{\circ}56'43''$ East, 1307.05 feet to a $\frac{5}{8}$ inch iron pin; thence South $00^{\circ}17'02''$ West along the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, 143.42 feet to a $\frac{1}{2}$ inch iron pin; thence South $89^{\circ}58'27''$ West 1307.24 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that certain lateral constructed or to be constructed by the United States running down the West line of Section 20 to the Northwest corner of the SW $\frac{1}{4}$ of said Section 20, a strip 10 feet wide on each side of center line being required therefore, and also all canals and ditches of the Old Ankeny System as conveyed to the United States of America by Deed recorded December 21, 1907 in Volume 23 page 403, Deed records of Klamath County, Oregon.

State of Oregon, County of Klamath

Recorded 03/27/01, at 3:25 p.m.

In Vol. M01 Page 12294

Linda Smith,

County Clerk Fee \$ 26⁰⁰