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NO PART OF ANY STEVENS-NESS FORM MAY BE F

2012-000901

Klamath County, Oregon



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01/30/2012 03:43:21 PM

Fee: \$42.00

Dorthy L Slaton  
P.O. Box 303  
Midland, OR 97634  
Grantor's Name and Address\*  
William E. Reynolds Susan M. Reynolds  
750 Old Midland Road  
Klamath Falls, OR 97603  
Grantee's Name and Address\*

After recording, return to (Name and Address):

William E. Reynolds  
750 Old Midland Road  
Klamath Falls, OR 97603

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

Same As Above

\*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED  
FOR  
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Dorthy L Slaton

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
William E. Reynolds and Susan M. Reynolds  
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 (legal description of property):

SEE EXHIBIT A

First American Title Ins. Co. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency as to its effect upon the title to any real property that may be described therein.

(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 \$ LOT LINE ADJUSTMENT. 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 instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on January 27, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

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 January 27, 2012  
by Dorthy L. Slaton

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

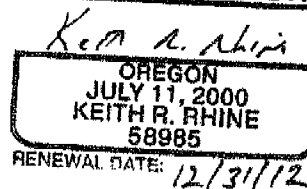
My commission expires 10/16/2014

EXHIBIT A

**Legal Description of a Parcel of Land to be conveyed by  
Dorthy L. Slaton to William E. and Susan M. Reynolds  
Property Line Adjustment No. 19-11**

A tract of land situated in the W1/2 NE1/4 NE1/4 of Section 6, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the northwest corner of said E1/2 NE1/4 NE1/4 of Section 6, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 00°07'28" West, 30.00 feet along the west line of said E1/2 NE1/4 NE1/4 of Section 6, to a Mag Nail with washer stamped "LS 58985", on the south right of way line of Old Midland Road, as shown on Record of Survey No. 7749 on file in the office of the Klamath County Surveyor; thence continuing South 00°07'28" West, 655.51 feet along the west line of said E1/2 NE1/4 NE1/4 of Section 6 to the **True Point of Beginning** of this description; thence continuing South 00°07'28" West, 655.51 feet, along the west line of said E1/2 NE1/4 NE1/4 of Section 6, to a 5/8" rebar with yellow plastic cap stamped "Rhine-Cross Group LLC", at the southeast corner of said W1/2 NE1/4 NE1/4 of Section 6, said point also being the southeast corner of that real property conveyed to Dorthy L. Slaton, described in Deed Volume M96 at page 13485; thence North 89°45'36" West, 23.00 along the south line of said W1/2 NE1/4 NE1/4 of Section 6, to a 5/8" rebar, with yellow plastic cap stamped "Rhine-Cross Group LLC"; thence North 02°08'02" East, 655.87 feet, to the True Point of Beginning.



RENEWAL DATE: 12/31/12