

2012-002575

Klamath County, Oregon



00115117201200025750040042

03/09/2012 01:46:05 PM

Fee: \$52.00

After Recording Return to:

Edward W. Maloney

1720 Old Fort Road

Klamath Falls, OR 97601

Until a change is requested, please forward all  
tax statements to:

Edward W. Maloney

1720 Old Fort Road

Klamath Falls, OR 97601

Tax Assessor's Account No. R-3809-02200-01700-000

## BARGAIN AND SALE DEED

This DEED made this 9th day of March, 2012, between:

**Grantors:** ~~Edward W. Maloney~~, whose street address is  
~~1720 Old Fort Road, Klamath Falls~~ in the  
County of Klamath, State of Oregon and  
Anne C. Maloney, whose street address is  
5753 Glenridge Way, Klamath Falls in the  
County of Klamath, State of Oregon  
Individuals

Do hereby CONVEY unto:

**Grantees:** Edward W. Maloney, whose street address is  
1720 Old Fort Road, Klamath Falls in the  
County of Klamath, State of Oregon and  
NA, whose street address is  
in the  
County of \_\_\_\_\_, State of \_\_\_\_\_, Individuals, as  
joint tenants with the right of survivorship, all of Grantor's right, title or interest in the following real  
property:

- ☒ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full  
☐ Legal Description:

Returned to County  
ACM  
3-9-12

Except the following encumbrances:

NA

Street Address of Real Property: 1720 Old Fort Road, Klamath Falls, OR 97601

The true and actual consideration paid for this transfer, stated in terms of dollars, is  
\$ 0

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. 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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

IN WITNESS WHEREOF, the Grantors have executed this Bargain and Sale Deed on the day and year set forth above.

ACM  
(1<sup>st</sup> Grantor's Signature)

Edward W. Maloney

Print Name

Anne C. Maloney  
(2<sup>nd</sup> Grantor's Signature)

Anne C. Maloney

Print Name

STATE OF OREGON )

) SS.

County of Klamath )

The foregoing instrument was acknowledged before me this 3/9/12 (date) by Anne Carol Maloney (name of person acknowledged.)



Emily Coe  
Notary Public for Oregon  
Emily Coe  
Type or Print Name

My Commission expires: April 21, 2012

STATE OF OREGON )  
County of \_\_\_\_\_ ) SS.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ (date) by \_\_\_\_\_ (name of person acknowledged.)

\_\_\_\_\_  
Notary Public for Oregon  
\_\_\_\_\_  
Type or Print Name

My Commission expires: \_\_\_\_\_

Exhibit A

of Klamath, State of Oregon, described as: A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a  $\frac{1}{2}$  inch iron pin on the Westerly right of way line of Old Fort Road as established 30 feet, at right angle to the existing center stripe, from which the West 1/16 corner of said Section 22 bears South 65° 11' 05" West 1081.94 feet said West 1/16 corner being marked by a 5/8 inch iron pin; thence North 45° 24' 52" West 441.54 feet to a  $\frac{1}{2}$  inch iron pin; thence North 47° 14' 17" East 327.97 feet to a  $\frac{1}{2}$  inch iron pin marking the Southwesterly corner of Deed Volume M-68 at page 1519, as recorded in the Klamath County Deed Records; thence South 67° 01' 43" East 318.89 feet to the Southeasterly corner of said Deed Volume M-68 at page 1519, said point being on the Westerly right of way line of said Old Fort Road; thence Southwesterly along said right of way line to the point of beginning (the chord bears South 28° 18' 55" West 463.66 feet), more or less, with bearings based on Survey No. 2870, as recorded in the office of the Klamath County Surveyor.