

BE

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



CHARLES HOUSE

625 Pacific Terrace

Klamath Falls, OR 97601

Grantor's Name and Address

CHARLA HOUSE

11711 Hwy 66

Klamath Falls, OR 97601

Grantee's Name and Address

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

CHARLA HOUSE

11711 Hwy 66

Klamath Falls, OR 97601

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

CHARLA HOUSE

11711 Hwy 66

Klamath Falls, OR 97601

STATE OF OREGON,

County of

} ss.

2012-002649

Klamath County, Oregon



00115211201200026490010019

SPACE

RECOR

03/12/2012 03:10:01 PM

Fee: \$37.00

as

in

on

ty.

d.

NAME

TITLE

By \_\_\_\_\_, Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that CHARLES HOUSE

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

CHARLA HOUSE

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:

one half interest

All that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 33, and the E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 29, and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 28, Township 39 S., R. 8 E.W.M., described as follows: Beginning at the Northeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 33; thence S. 14' W. along the W. L. Frain fence 820 feet to the northerly line of the Klamath Falls-Ashland Road; thence S. 62° W. along said road 95.5 feet, more or less, to the Southeast corner of the tract heretofore deeded to Larry Smith and Roxie Smith, husband and wife; thence N. 21' W. along said Smith tract line 234.0 feet to the Northeast corner thereof; thence W. 82.5 feet to a corner of the tract heretofore deeded to DeLap; thence N. 21' W. along said DeLap boundary line 1193.32 feet to the southerly bank of the Emmitt ditch; thence westerly along the South line of the southerly bank of the Emmitt ditch 1800 feet, more or less, to the westerly boundary fence of the E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 29; thence N. 730 feet, more or less, along said fence to the Northwest corner of said E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 29; thence East along the subdivision line 1980 feet, more or less, to the Northeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 28; thence South along the easterly boundary thereof 1320 feet, more or less, to the point of beginning, containing 39 acres, more or less, EXCEPTING THEREFROM that portion conveyed to John A. Gardner and Beulah A. Gardner, husband and wife, by deed dated April 7, 1960, recorded in Volume 320, Page 358, Deed Records of Klamath County, Oregon.

(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 \$ 17,000.00. 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 3-9-2012; if 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.

Charles House

Charla House

Charles House

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on March 12, 2012

by CHARLES HOUSE

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 2/15/14