

Returned to County

2012-003312

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601



00115995201200033120030039

GRANTOR'S NAME AND ADDRESS:

Edwin J. Clough, III  
P. O. Box 338  
Klamath Falls, OR 97601

03/29/2012 03:35:29 PM

Fee: \$47.00

GRANTEE'S NAME AND ADDRESS:

Edwin J. Clough, III, and Jan Clough,  
Husband and Wife  
P. O. Box 338  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

No Change

**BARGAIN AND SALE DEED**

**EDWIN J. CLOUGH, III**, hereinafter referred to as grantor, conveys to **EDWIN J. CLOUGH, III, and JAN CLOUGH, Husband and Wife, as Tenants by the Entirety**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

**See Exhibit "A" attached hereto and incorporated herein by this reference.**

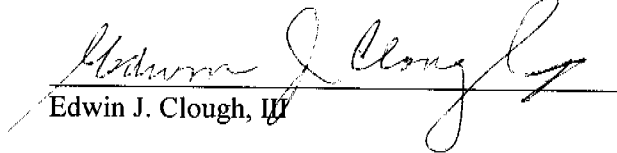
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28 day of March, 2012.


**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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
Edwin J. Clough, III

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 28 day of March,  
2012, by Edwin J. Clough, III.

  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-27-14



**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

**PARCEL 1:**

All that portion of Lot 70, Enterprise Tracts, Klamath County, Oregon, described as follows:

Beginning at a point in the Southerly line of Sixth Street, at its intersection with a North and South Line 390.00 feet West of the East line of Lot 70; thence South 184.0 feet and West 17.5 feet to the true point of beginning; thence West 109.7 feet thence South 172.5 feet; thence East 109.7 feet; thence North 172.5 feet more or less to the true point of beginning, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2:**

A strip of land across Lot 70, Enterprise Tracts, Klamath County, Oregon, 17 feet wide, being 8.5 feet on each side of the center line of the spur track now constructed thereon, said center line being described as follows: Beginning at a point on the Northerly line of the right of way of the Oregon, California and Eastern Railway Company 417.5 feet West of the East line of Lot 70; thence on an 11° 30' curve to the right, a distance of 356 feet Northwesterly to a point 525.7 feet West of the East line of Lot 70; thence North parallel to the East line of Lot 70 a distance of 467 feet to a point 8.5 feet West of the Northwest corner of Parcel 1 hereinabove described.

EXCEPTING THEREFROM: A strip of land across Lot 70, ENTERPRISE TRACTS, in Section 4, T. 39 S, R 9 EWM, in the County of Klamath, State of Oregon, 17 feet wide, being a portion of Parcel 2, described in Deed Vol. M-87, page 17793 Official Records of said County, and being 8.5 feet on each side of the center line of a spur track, now discontinued, said center line being described as follows:

Beginning at a point in the Southerly line of Parcel 1, described in Deed Vol. M-94, page 36722 Official Records, 417.5 feet West of the East line of said Lot 70; thence Northwesterly on an 11° 30' curve to the right, a distance of 291.05 feet, more or less, to an intersection with the North line of said Parcel 1 as described in Deed Vol. M-94, page 36722. The side lines of said strip to be extended or shortened to intersect the Southerly line and the Northerly property line and its Westerly extension thereof of said Parcel 1 as described in Deed Vol. M-94, page 36722.

SUBJECT TO: Reservations shown on Deed recorded in Vol. M-78, page 3898 Deed records of Klamath County, Oregon; conditions, restrictions, easements and assessments as shown on the recorded plat of Enterprise Tracts as filed 5/4/07; easements and rights of way of record and apparent thereon; regulations, including levies, liens and utility assessments of the City of Klamath Falls.