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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED WITHOUT PERMISSION

2012-006312

Klamath County, Oregon



00119529201200063120020026

06/11/2012 09:43:10 AM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Kenneth E. Newnham
5215 Sunnyside Drive
Klamath Falls, Oregon 97601
 Grantor's Name and Address*

Grantee's Name and Address*

After recording, return to (Name and Address):

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

Tracy L. Cook
8187 Hwy 66
Klamath Falls, OR 97601

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1258, Cover Sheet for Instrument to be Recorded, if you need additional space.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Kenneth E. Newnham

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

Tracy Cook and Chuck Newnham (Brother & Sister)

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): commonly known as 5215 Sunnyside Drive, Klamath Falls, Klamath County, OREGON 97601.

See attached legal Description "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 \$ 1.00. 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 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 JUNE 9, 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, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Kenneth E. Newnham
 Kenneth E. Newnham

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on JUNE 9, 2012, by KENNETH E. NEWNHAM

This instrument was acknowledged before me on _____,

by _____,

as _____,

of _____.



OFFICIAL SEAL
 JO ANN R SIEBECKE
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 439356
 MY COMMISSION EXPIRES JULY 6, 2013

Jo Ann R. Siebecke
 Notary Public for Oregon
 My commission expires 07-06-2013

Attached "A" (legal description: 5215 Sunnyside Drive, Klamath Falls, Klamath County, Oregon, 97601)

Beginning at an iron pin in Tract 1 of DoWitt Home Tracts, which lies South $89^{\circ} 44'$ West a distance of 1354.6 feet and south 1160.3 feet and South $89^{\circ} 22'$ West a distance of 295.8 feet from the quarter section common to section 7, Township 39 South, Range 9 East of Willamette Meridian, and Section 12, Township 39 South, Range 8 E.W.M. in Klamath County, Oregon and running thence: Continuing South $89^{\circ} 22'$ West a distance of 60 feet to an iron pin; thence South 126.8 feet to an iron pin on the North Line of Sunnyside Drive; thence East along the North line of Sunnyside Drive; thence East along the North line of Sunnyside Drive a distance of 60 feet to an iron pin; thence North 127.3 feet more or less, to the point of beginning. In NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of Willamette Meridian.