

BE

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



A) KATHERINE A.E. LILLY
 747 Del Path Ln
 Klamath Falls, OR 97603
 Grantor's Name and Address
 James R. Wolfe and Geraldine
 A. Wolfe
 747 Del Path Lane Klamath Falls
 Grantee's Name and Address or 97603

2012-007417

Klamath County, Oregon



00120828201200074170020028

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

Jim & Geraldine Wolfe
 747 Del Path Lane
 Klamath Falls or 97603

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

Jim & Geraldine Wolfe
 747 Del Path Lane
 Klamath Falls or 97603

SPACE RESER

07/06/2012 02:31:31 PM

Fee: \$42.00

FOR
RECORDER'S USE

No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Katherine A.E. Lilly, who ACQUIRED TITLE AS KATHERINE A.E. WOLFE, JESSICA ANN POLING, who ACQUIRED TITLE AS ~~WOLFE~~ ~~and GERALDINE A. WOLFE~~ hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES R. WOLFE and GERALDINE A. WOLFE 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: ~~SEE ATTACHED DOCUMENT~~

* JESSICA ANN WOLFE, AND APRIL LEE WOLFE.

SEE ATTACHED DOCUMENT

(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 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. ^② (The sentence between the symbols ①, 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 July 5 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.

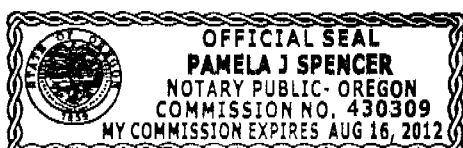
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

Katherine A.E. Lilly
 Jessica Ann Poling
 April Lee Wolfe

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 5, 2012
 by Katherine A.E. Lilly, Jessica Ann Poling & April Lee Wolfe

This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



Pamela J. Spencer
 Notary Public for Oregon
 My commission expires 8/16/2012

PARCEL 1:

A portion of land in the E 1/2 of the NE 1/4 of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, shown as Parcel 4 on survey Map No. 1343 filed in the office of the Klamath County Surveyor, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the North Beaver Marsh Addition to Beaver Marsh which point is marked by a 1" iron pipe; thence South $0^{\circ} 05'$ West 766.37 feet to a 1" iron pipe and the true point of beginning; thence South $73^{\circ} 04' 30''$ East 780.75 feet to a $5/8$ " iron pin; $73^{\circ} 04' 30''$ West 630.54 feet to a $1/2$ " iron pipe; thence North $0^{\circ} 05'$ East 310.30 feet to the true point of beginning.

PARCEL 2:

A tract of land situated in the E 1/2 of NE 1/4 of Section 19, Township 28 south, Range 8 East to the Willamette Meridian, in the county of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of the SE 1/4 of the NE 1/4; thence North $89^{\circ} 59'$ East (by record North $89^{\circ} 58' 35''$ East) 529.50 feet; thence North $16^{\circ} 59'$ East 649.67 feet; thence North $73^{\circ} 04'$ West 690.54 feet to a $1/2$ inch iron pipe set in the West line of the E 1/2 of NE 1/4; thence South $0^{\circ} 05'$ West (by record South $0^{\circ} 04' 30''$ West) 840.01 feet to the point of beginning.