

2012-007965

Klamath County, Oregon



00121501201200079650020028

07/20/2012 03:41:32 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Matthew T. Parks
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Charles House
625 Pacific Terrace
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Charla House
625 Pacific Terrace
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Charla House-Rhodes
625 Pacific Terrace
Klamath Falls, OR 97601

CORRECTION DEED

REFERENCE IS HEREBY MADE to that certain Bargain and Sale Deed between Charles House, as grantor, and Charla House, as grantee, dated the 9th day of March, 2012, and recorded the 12th day of March, 2012, as Instrument No. 2012-002649 of the Official Records of Klamath County, Oregon, which is corrected hereby to reflect the true intent of the grantor to convey the entirety of his interest in and to the following-described property to grantee.

KNOW ALL BY THESE PRESENTS THAT CHARLES HOUSE hereinafter called Grantor, for the consideration herein after stated, does hereby grant, bargain, sell and convey unto CHARLA HOUSE, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, ALL OF GRANTOR'S UNDIVIDED ONE-HALF INTEREST in and to 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:

All that portion of the NW¹/₄NW¹/₄, Section 33, and the E¹/₂SE¹/₄SE¹/₄, Section 29, and the SW¹/₄SW¹/₄, Section 28, Township 39 S., R. 8 E.W.M., described as follows: Beginning at the Northeast corner of the NW¹/₄NW¹/₄, Section 33; thence S. 0° 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. 0° 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. 0° 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 E¹/₂SE¹/₄SE¹/₄, Section 29; thence N. 730 feet, more or less, along said fence to the Northwest corner of said E¹/₂SE¹/₄SE¹/₄, Section 29; thence East along the subdivision line 1980 feet, more or less, to the Northeast corner of the SW¹/₄SW¹/₄, 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.

Map Tax Lot Nos: R-3908-028C0-00300-U02 and R-3908-033B0-00300-U02

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.

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IN WITNESS WHEREOF, the Grantor has executed this instrument t his 19 day of July, 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.

GRANTOR:

Charles House
Charles House

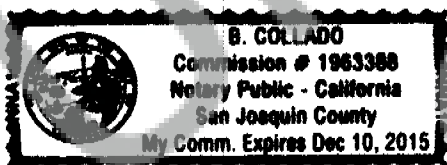
STATE OF CALIFORNIA)

County of SAN JOAQUIN) ss.

On the JULY 19, 2012 before me, B. COLLADO, NOTARY,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared CHARLES HOUSE,
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

B. Collado
SIGNATURE OF NOTARY