

Courtesy

2012-008651

Klamath County, Oregon



THIS SPACE F

08/07/2012 02:10:25 PM

Fee: \$47.00



After recording return to:

Thomas B Mahaffey
PO Box 404
Heno, OR 97627

Until a change is requested all tax statements shall be sent to the following address:
Same As Above

File No.: 7021-1909114 (ALF)

Date: June 29, 2012

STATUTORY BARGAIN AND SALE DEED

Gayle Y Sticklen, Grantor, conveys to **Thomas B Mahaffey**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

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.

Dated this 6 day of August, 2012.

F
47.00

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Section 28 and 33, Township 39 South, Range 8, East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Northerly right of way fence of the Klamath Falls-Ashland Highway, which point is South 31°43' East 1257.61 feet from the Section corner common to Sections 28, 29, 32 and 33 Township 39 South, Range 8, East of the Willamette Meridian; thence North 0°21' West 1609.7 feet to a stake near the Southerly bank of Emmitt Ditch; thence East 50.7 feet, more or less, to the Northwest corner of that tract of land conveyed to S. E. Peterson by deed dated June 12, 1947 and recorded June 28, 1947 in Book 208 at page 165, Deed Records of Klamath County, Oregon; thence South 0°21' East, along the Westerly line of the aforementioned Peterson Tract, 1593.13 feet, more or less, to a point in the aforementioned highway right of way fence; thence South 72°38' West along the Northerly right of way highway fence a distance of 53.12 feet, more or less to the point of beginning.