

Returned to County

2012-009045

Klamath County, Oregon



00122835201200090450020022

08/16/2012 11:37:58 AM

Fee: \$42.00

Robert Luttrell, personal representative

9805 East Langell Valley Rd.

Bonanza, OR 97623

GRANTOR.

Robert Luttrell

9805 East Langell Valley Rd.

Bonanza, OR 97623

GRANTEE.

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

Robert Luttrell

9805 East Langell Valley Rd.

Bonanza, OR 97623

BARGAIN AND SALE DEED

Robert Luttrell, personal representative of the Estate of Dean A. Flohr, Klamath County Circuit Court Case Number 1103970CV Grantor, does hereby grant, bargain, sell and convey to Robert Luttrell, hereinafter called grantee, and unto grantee's heirs, successors and assigns that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, commonly known as 4303 Denver, Avenue, Klamath Falls, OR 97603 and more particularly described as follows:

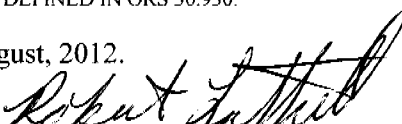
SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 16 day of August, 2012.

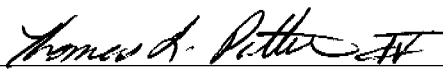

Robert Luttrell, personal representative of
the Estate of Dean A. Flohr, Grantor

STATE OF OREGON)

)ss

County of Klamath)

This instrument was acknowledged before me on August 16th, 2012, by
Robert Luttrell, personal representative of the Estate of Dean A. Flohr.


Notary Public for Oregon
My commission expires 10-3-2014

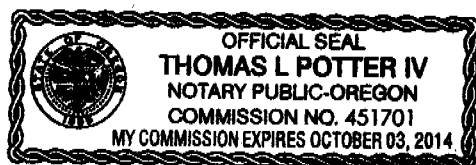


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the N1/2 of the SW1/4 of the NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 0 degrees 13 1/2' East along the West line of said Section 1662.5 feet to the intersection with the center line of a 60 foot road; thence North 89 degrees 44 1/2' East along the center line of said road 399.4 feet, to the true point of beginning; thence North 0 degrees 07' West 332 feet more or less to an iron pin in the Northerly boundary of the N1/2 of the SW1/4 of the NW1/4 of said Section; thence South 89 degrees 47' West along the said boundary line 219.4 feet, more or less, to the center line of the U.S.R.S. Drain Ditch 1-C-9-A as constructed about 1933; thence South 0 degrees 07' East along the said center line 332 feet more or less to the center line of before mentioned 60 foot road; thence North 89 degrees 44 1/2' East along said center line 219.4 feet, more or less to the true point of beginning.

SAVING AND EXCEPTING a strip of land 30 feet in width along the South line of said premises to be used for road purposes.

TOGETHER WITH A 1975 NASHUA MOBILE HOME WITH LICENSE PLATE #X122851 which is situate on the real property described herein.