

2012-010185

Klamath County, Oregon



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09/14/2012 12:19:16 PM

Fee: \$52.00

GRANTOR NAME AND ADDRESS

GARY RENNE
2026 Harpold Road
Malin, Oregon 97632

GRANTEE NAME AND ADDRESS

DAN H. RENNE
32450 Modoc Point Rd
Chiloquin, OR 97624

AFTER RECORDING RETURN TO:

Neal G. Buchanan, Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
GRANTEE

BARGAIN AND SALE DEED - STATUTORY FORM

Know all men by these presents that GARY RENNE, GRANTOR conveys to DAN H. RENNE, GRANTEE, the following described real property situated in Klamath County, State of Oregon, legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth.

SUBJECT TO: a perpetual nonexclusive easement for ingress and egress, installation of utilities, and other services. The said easement is legally described on Exhibit B attached hereto and incorporated by this reference herein as if fully set forth.

This Bargain & Sale Deed is being recorded with the Klamath County Clerk to complete Klamath County property line adjustment 3-12.

"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 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

Description for Dan Renne Parcel
Resulting From Property Line Adjustment 3-12

A tract of land situated in the SE¼ of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Parcel 1 of Land Partition 10-11,

TOGETHER WITH THE FOLLOWING: Beginning at a point on the south line of said Section 19, said point being the southeast corner of said Parcel 1 of Land Partition 10-11 and the southwest corner of Parcel 2 of Land Partition 61-07; thence North 24°56'14" West 158.76 feet; thence North 64°44'13" East 545.61 feet to the centerline of Modoc Point Road; thence along said centerline South 25°07'37" East 65.14 feet; thence 318.17 feet on the arc of a 527.96 foot radius curve to the left, the long chord of which bears South 41°02'07" East 314.10 feet and having a delta angle of 31°49'00"; thence South 56°56'37" East 150.00 feet to said south line of said Section 19; thence along said south line of Section 19 North 89°56'02" West 786.09 feet to the point of beginning.

ALSO TOGETHER WITH THE FOLLOWING: Beginning at a point on the centerline of Modoc Point Road, said point being the northeast corner of Parcel 2 of Land Partition 61-07; thence South 54°23'47" West 30.51 feet to a 5/8 inch iron rod per Klamath County Survey #7587; thence continuing South 54°23'47" West 10.71 feet; thence North 63°36'56" East 40.54 feet; thence North 25°07'37" West 6.61 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING: Beginning at the northwest corner of Parcel 2 of Land Partition 61-07; thence along the northerly line of said Parcel 2 North 54°23'47" East 510.85 feet; thence leaving said northerly line South 63°36'56" West 502.18 feet; thence South 24°56'14" East 81.87 feet to the point of beginning.

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Easement Description

A strip of land 30.00 feet in width situated in the SE¼ of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being 15.00 feet on both sides of the following described centerline:

Commencing at a point on the section line common to Sections 19 and 30, said Township and Range, said point being the southwest corner of Parcel 2 of Land Partition 61-07 and marked by a 5/8" iron rod; thence along the westerly line of said Parcel 2, North 24°56'14" West 158.76 feet to a 5/8" iron rod marking the westerly end of the adjusted property line as adjusted by Property Line Adjustment 3-12; thence along said adjusted line North 64°44'13" East 255.38 feet to the True Point of Beginning for this description; thence South 32°52'21" East 11.73 feet; thence 99.57 feet on the arc of a 300.00 foot radius curve to the left, the long chord of which bears South 42°22'51" East 99.12 feet and having a delta angle of 19°01'01"; thence South 51°53'22" East 227.43 feet to the north sideline of that easement described in Volume 312, Page 292, Deed Records of Klamath County, Oregon; the sidelines of said strip to be extended or shortened to terminate on the beginning and ending lines.

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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 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

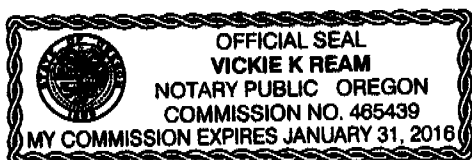
The true and actual consideration for this conveyance is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration being completion of lot line adjustment.

DATED this 11th day of Sept, 2012.

Gary Renne
Gary Renne, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 14, 2012, by Gary Renne, Grantor.



Vickie K. Ream
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1/31/16