

2012-011040

Klamath County, Oregon



RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

10/04/2012 03:22:40 PM

Fee: \$47.00

GRANTOR:
Betty J Alder

GRANTEE:
Mark Adler and Irene Adler, as tenants by the
entirety
41312 Coyote Meadow Road
Chiloquin, OR 97624-6218

SEND TAX STATEMENTS TO:
Mark Adler and Irene Adler
41312 Coyote Meadow Road
Chiloquin, OR 97624-6218

AFTER RECORDING RETURN TO:
Mark Adler and Irene Adler
41312 Coyote Meadow Road
Chiloquin, OR 97624-6218

Escrow No: 20120058505-FTPOR08

41312 Coyote Meadow Road
Chiloquin, OR 97624-6218

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Adler

Betty J ~~Adler~~, Grantor, conveys to

Mark Adler and Irene Adler, as tenants by the entirety, Grantee, the following described real property,
situated in the County of Klamath, State of Oregon,

SEE LEGAL DESCRIPTION ATTACHED HERETO

The true consideration for this conveyance is \$0.00 (See 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.

20120058505-FTPOR08
Deed (Bargain and Sale – Statutory Form)

47 DWT

Dated: Sept. 29, 2012

Betty J. Adler
Betty J Adler

State of OR

COUNTY of KLAMATH

This instrument was acknowledged before me on SEPT 29, 20 12

by Betty J Adler

Jo Ann R. Siebecke
Notary Public

State of OR

My commission expires: 07.06.2013

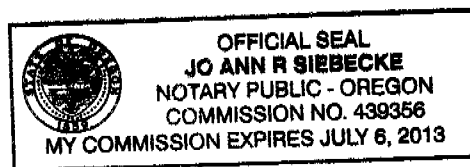


EXHIBIT "A"
LEGAL DESCRIPTION

A Tract of real property in the NW1/4 of the NW1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at a point on the Section line common to Sections 28 and 29 of the above named Township, Range and Meridian, which point is also on the Southerly bank of Sprague River at the mean water line, is marked with a 1" iron pipe and bears South 1290.0 feet from the Section corner common to Sections 20, 21, 28 and 29 of the above mentioned Township, Range and Meridian; thence continuing South along the Section line a distance of 135.0 feet to the 1/16 corner; thence East parallel with the North boundary of said Section 28, a distance of 1314.3 feet; thence North 387.9 feet to the Southerly right-of-way boundary of the Chiloquin Sprague River Highway; thence along said right-of-way boundary North 66° 14' West 530.48 feet and North 68° 01' West 345.95 feet to the mean water line of Sprague River; thence following downstream along the said mean water line of Sprague River as follows: South 22° 31' West 131.9 feet; South 38° 49' West 354.05 feet; South 44° 11' West 176.05 feet and South 57° 23' West 133.98 feet, more or less, to the point of beginning.

TOGETHER WITH that property described in Quitclaim Deed recorded March 30, 2004 in Volume M04, page 17777, Microfilm Records of Klamath County, Oregon more particularly described as follows:

A tract of land situated in the NE1/4 NW1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said NE1/4 NW1/4; thence North 00°32'10" West on the West line of said NE1/4 NW1/4 357.85 feet to a point on the Southerly line of the Sprague River Highway; thence Southeasterly along the Southerly line of the Sprague River Highway 194.26 feet to the centerline of the US Forest road easement described in Volume 342, page 640, Deed Records of Klamath County, Oregon; thence South 21°37'34" West on said centerline 305.06 feet to the South line of said NE1/4 NW1/4; thence South 89°51'10" West on said South line 63.79 feet to the point of beginning.