



WTC 94578-SH

THIS SPACE RESERVED FOR RECORDER'S USE

2012-011265
Klamath County, Oregon
10/10/2012 02:29:54 PM
Fee: \$47.00

MIKE L. RAWSON

Grantor's Name and Address

MICHAEL L. RAWSON
961 LOMA LINDA DRIVE
KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to:

MICHAEL L. RAWSON
961 LOMA LINDA DRIVE
KLAMATH FALLS, OR 97601

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

MICHAEL L. RAWSON
961 LOMA LINDA DRIVE
KLAMATH FALLS, OR 97601

Escrow No. MT94578-SH
Title No. 0094578
BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

MIKE L. RAWSON,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

MICHAEL L. RAWSON,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

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

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

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

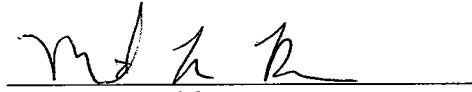
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

47 Nov

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.

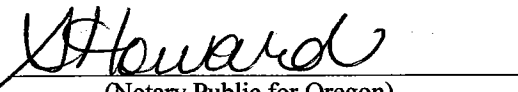
In Witness Whereof, the grantor has executed this instrument this 1st day of Oct, 2012, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


MIKE L. RAWSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 1st, 2012 by MIKE L. RAWSON.




(Notary Public for Oregon)
My commission expires 11-18-15

LEGAL DESCRIPTION

“EXHIBIT A”

EXHIBIT "A" LEGAL DESCRIPTION

The Southerly 1/2 of Lot 32, LOMA LINDA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, and those portions of vacated Huron Street and Lot 1, Block 7, THE TERRACES ADDITION to the City of Klamath Falls, Oregon, all being more particularly described as follows:

Beginning at the Southeast corner of said Lot 32, LOMA LINDA HEIGHTS; thence South 7°06' West along the Easterly line of said Lot extended, a distance of 35.83 feet to the beginning of a 25.48 foot radius curve to the right; thence along the arc of said curve to the right, a distance of 9.76 feet to a point on the Southeasterly line of Huron Street; thence along the arc of 25.48 foot radius curve to the right, (said curve having a long chord which bears South 68°45' West 33.45 feet) a distance of 36.49 feet to a point on the Southeasterly line of Huron Street; thence along the arc of a 155.84 foot radius curve to the left, (said curve having a long chord which bears North 77°30' West 41.44 feet) a distance of 42.24 feet, more or less, to a point on the Westerly line of said Lot 32, Loma Linda Heights, extended Southerly; thence North 7°27' West along said Westerly line, a distance of 99.2 feet to a point, said point also being the Northeasterly corner of Lot 52, Loma Linda Heights; thence North 68°45' East, a distance of 110.8 feet, more or less, to a point on the Easterly line of said Lot 32; thence South 7° 06' West, along said Easterly line, a distance of 90.9 feet, more or less, to the point of beginning.