

2012-011803

Klamath County, Oregon



00126189201200118030020023

10/23/2012 03:42:00 PM

Fee: \$42.00

**BARGAIN AND SALE DEED**

Grantor: Harry L. Mauch and Carol E. Mauch  
10914 Kestrel Road  
Klamath Falls, OR 97601

Grantee: Mauch Properties, LLC  
10914 Kestrel Road  
Klamath Falls, OR 97601

After recording, return to  
James R. Uerlings  
Boivin, Uerlings & Dilaconi, P.C.  
803 Main Street, Ste 201  
Klamath Falls, OR 97601

Send tax statements to:  
Mauch Properties, LLC  
10914 Kestrel Road  
Klamath Falls, OR 97601

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That **Harry L. Mauch and Carol E. Mauch, husband and wife**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Mauch Properties, LLC**, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto and incorporated by this reference.

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

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 of the consideration.

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

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 SECTION 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

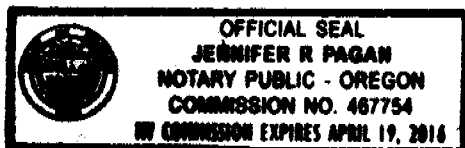
In Witness Whereof, the Grantor has executed this instrument this 23<sup>rd</sup> day of October, 2012.

Harry L. Mauch

Carol E. Mauch

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on this 23<sup>rd</sup> day of October, 2012 by Harry L. Mauch and Carol E. Mauch.



Notary Public for Oregon  
My Commission Expires: 4-19-16

## Exhibit A

### PARCEL 2

Beginning at an iron pin on the North right of way line of the Klamath Falls-Lakeview Highway which lies North 0 degrees 55' West a distance of 30 feet and North 89 degrees 21' East along the Northerly right of way line of the Klamath Falls-Lakeview Highway a distance of 402.6 feet from the iron pin which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon and running thence: Continuing North 89 degrees 21' East along the North right of way line of the Klamath Falls-Lakeview Highway a distance of 99.8 feet to an iron pin; thence North 0 degrees 59' West a distance of 189.4 feet to an iron pin which lies on the South line of Pleasant Home Tracts No. 2; thence South 89 degrees 21' West along the South line of Pleasant Home Tracts No. 2 and parallel to the center line of the Klamath Falls-Lakeview Highway a distance of 99.8 feet to an iron pin; thence South 0 degrees 59' East a distance of 189.4 feet, more or less, to the point of beginning, and being a portion of the SW1/4 of NE1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon. EXCEPTING THEREFROM that parcel conveyed to the State of Oregon, by and through its State Highway Commission, by instruments recorded August 13, 1964 in Volume 355, page 293, and recorded June 29, 1973 in Volume M73 at page 8322, all Deed Records of Klamath County, Oregon.

### PARCEL 3

Beginning at an iron pin on the Northerly right of way line of the Klamath Falls-Lakeview Highway, which lies North 0 degrees 55' West a distance of 30 feet and North 89 degrees 21' East along the Northerly right of way line of the Klamath Falls-Lakeview Highway a distance of 502.4 feet from the iron point which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence: Continuing North 89 degrees 21' East along the Northerly right of way line of the Klamath Falls-Lakeview Highway a distance of 100 feet to a point; thence North 0 degrees 59' West a distance of 189.4 feet to a point which lies on the South line of Pleasant Home Tracts No. 2; thence South 89 degrees 21' West along the South line of Pleasant Home Tracts No. 2 and parallel to the centerline of the Klamath Falls-Lakeview Highway a distance of 100 feet to an iron pin; thence South 0 degrees 59' East a distance of 189.4 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that parcel conveyed to the State of Oregon by and through its State Highway Commission by instruments recorded August 13, 1964 in Volume 355 at page 293 and recorded June 29, 1973 in Volume M73 at page 8322, all Deed Records of Klamath County, Oregon.