



THIS SPACE RESERVED FOR

2012-011917
Klamath County, Oregon
10/26/2012 02:57:19 PM
Fee: \$47.00

EDWARD R. STUEDLI

Grantor's Name and Address

TODD M. KOCH

Grantee's Name and Address

After recording return to:

TODD M. KOCH

11462 S HWY 211

MOLALLA, OR 97038

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

TODD M. KOCH

11462 S HWY 211

MOLALLA, OR 97038

Escrow No. MT93822-DS

Title No. 0093822

BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

EDWARD R. STUEDLI and PAULINE H. STUEDLI, as tenants by the entirety,

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

TODD M. KOCH and TESSA L. KOCH, as tenants by the entirety,

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.

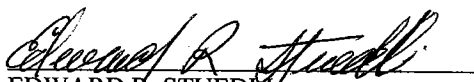
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

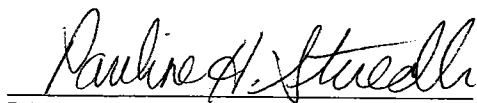
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

47 AMT

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.

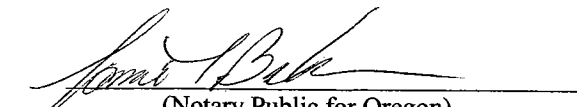
In Witness Whereof, the grantor has executed this instrument this 23 day of October, 2012; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


EDWARD R. STUEDLI

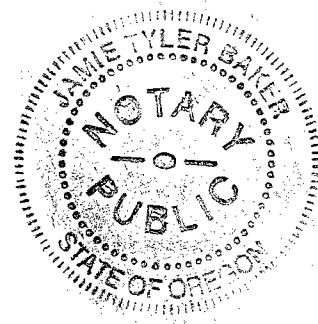
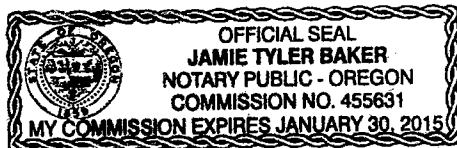

PAULINE H. STUEDLI

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 23rd, 2012 by EDWARD R. STUEDLI and PAULINE H. STUEDLI.


(Notary Public for Oregon)

My commission expires January 30th, 2015



LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

The North three-quarters of the NW 1/4 of the SW 1/4 of Section 6, Township 40 South, Range 10 East of the Willamette Meridian, Oregon, less lands conveyed to the U.S.R.S. for canals, and .6 acres, more or less, heretofore conveyed for State Highway purposes.

Saving and Excepting that portion which lies South of the North line of the U.S.A.B.R. No. 19 Drain.

PARCEL 2:

A tract of land located in Section 6, Township 40 South, Range 10 East of the Willamette Meridian, described as follows:

Commencing at a point 93 rods South of the Northwest corner of Section 6, Township 40 South, Range 10 East of the Willamette Meridian; thence running East to the West bank of Lost River; thence running Southwesterly along the West bank of Lost River to the Southeast corner of Lot 2, Section 6, Township 40 South, Range 10 East of the Willamette Meridian; thence running West to the section line; thence running North to the place of beginning; ALSO all of Lot 3, Section 6, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.