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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2012-012992

Klamath County, Oregon

11/21/2012 02:48:01 PM

Fee: \$42.00

Charla J. Rhodes formerly Charla House
925 Pacific Terrace

Klamath Falls, OR 97601

Grantor's Name and Address*

John Henry Rhodes & Charla J. Rhodes

925 Pacific Terrace

Klamath Falls, OR 97601

Grantee's Name and Address*

After recording, return to (Name and Address):

SAME AS GRANTEE

Until requested otherwise, send all tax statements to (Name and Address):

SAME AS GRANTEE

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Charla J. Rhodes formerly and who took title as
Charla House
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
John Henry Rhodes and Charla J. Rhodes, husband and wife
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 any way appertaining, situated in Klamath County,
State of Oregon, described as follows (*legal description of property*):

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF
BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.~~ (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on November 9, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

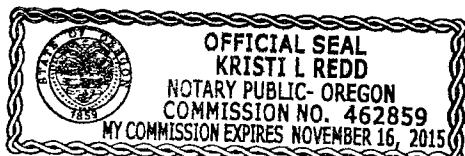
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

x Charla J. Rhodes
CHARLA J. RHODES formerly known as
and who took title as CHARLA HOUSE

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on November 9, 2012
by Charla J. Rhodes

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/2015

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of the NW1/4 NW1/4, Section 33, and the E1/2 SE1/4 SE1/4, Section 29, and the SW1/4 SW1/4 Section 28, Township 39 South, Range 8 East, W.M., described as follows:

Beginning at the Northeast corner of the NW1/4 NW1/4, Section 33; thence South 14° West along the W.L. Frain fence 820 feet to the Northerly line of the Klamath Falls –Ashland Road; thence South 62° West along said road 95.5 feet, more or less, to the Southeast corner of the tract heretofore deeded to Larry Smith and Roxie Smith, husband & wife; thence North 21° West along said Smith tract line 234.0 feet to the Northeast corner thereof; thence West 82.5 feet to a corner of the tract heretofore deeded to DeLap; thence North 21° West along said DeLap boundary line 1193.32 feet to the Southerly bank of the Emmitt ditch; thence Westerly along the South line of the southerly bank of the Emmitt ditch 1800 feet, more or less, to the Westerly boundary fence of the E1/2 SE1/4 SE1/4, Section 29; thence North 730 feet, more or less, along said fence to the Northwest corner of said E1/2 SE1/4 SE1/4, Section 29; thence East along the subdivision line 1980 feet, more or less, to the Northeast corner of the SW1/4 SW1/4, Section 28; thence South along the Easterly boundary thereof 1320 feet, more or less, to the point of beginning. EXCEPTING THERFROM that portion conveyed to John A. Gardner and Beulah A. Gardner, husband and wife, by deed dated April 7, 1960, recorded in Volume 320, Page 358, Deed Records of Klamath County, Oregon