

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2012-013224

Klamath County, Oregon



00127842201200132240030034

11/29/2012 01:09:35 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

Diane Stevenson + D.E. Myers 1999 Trust
14251 Keno Worden Rd
Klamath Falls, OR 97603

Grantor's Name and Address

Diane Elaine Lieuallen
14251 Keno Worden Rd
Klamath Falls OR 97603

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

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Diane Elaine Lieuallen who acquired title as Diane Elaine Stevenson, Trustee of the D.E. Myers 1999 Trust and Diane E. Stevenson, individually hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Diane Elaine Lieuallen 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

(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

~~actual consideration consists of or includes other property or value given or promised which is~~ ☐ part of the ☐ the whole (indicate which) consideration. ^① However, the ~~(The sentence between the symbols ①, 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 29, 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.

The D.E. Myers 1999 Trustby: Diane Elaine Lieuallen
trusteeDiane Elaine Lieuallen formerly
Diane Elaine Stevenson, TrusteeDiane Elaine Lieuallen
Diane Elaine Lieuallen formerly
Diane E. Stevenson, individuallySTATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on November 29, 2012
by Diane Elaine Lieuallenand This instrument was acknowledged before me on November 29, 2012by Diane Elaine Lieuallenas Trusteeof D.E. Myers 1999 Trust

Kristi L. Redd
 Notary Public for Oregon

My commission expires 11/16/2015

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Government Lot 4, Section 7, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following described parcel:

Beginning at a point where the Section line between Sections 7 and 8, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, intersects the Southwesterly right of way line of the Keno-Worden County Road, which point is 66.0 feet North of the meander corner between said Sections 7 and 8 and 739.0 feet, more or less, South of the quarter corner between said Sections; thence North 29 degrees 27' West 849.3 feet, more or less, along the right of way line of said road to the North line of Government Lot 4 of said Section 7; thence West 166.3 feet along the North line of said Government Lot 4 to the Westerly line thereof; thence South 8 degrees 0' East along the Westerly line of said Government Lot 4, 55.2 feet; thence South 37 degrees 30' East along the Southwesterly line of said Government Lot 4, a distance of 839.7 feet; thence North 60 degrees 15' East 40.6 feet to the point of beginning.

PARCEL 2

All that part of the following described tract of land lying Northerly and Easterly of Keno-Worden County Road:

Beginning at a point 415 feet North of the corner of Sections 7, 8, 17 and 18 Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 2225 feet to the quarter corner between Sections 7 and 8; thence East 1320 feet, more or less; thence South 31 degrees 4' West 2595 feet to the place of beginning, being a part of the W1/2 SW1/4 of Section 8 Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

Government Lot 9, the SE1/4 NW1/4 the NE1/4 SW1/4 and that portion of the W1/2 SW1/4 (being Government Lots 1 and 10) of Section 8, described as follows: Beginning at the Northeast corner of said W1/2 SW1/4; thence South 31 degrees 4' West to the Northeasterly right of way line of the Keno-Worden County Road; thence Southeasterly, along said right of way line, to the South line of said W1/2 SW1/4; thence East along said South line, to the Southeast corner of said W1/2 SW1/4; thence North along the East line of said W1/2 SW1/4; to the point of beginning, all being in Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(Legal Description Continued)

PARCEL 4

That portion of the NW1/4 NW1/4 of Section 17, lying Northeasterly of the right of way of the Keno-Worden County Road, all being in Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.