

After recording return to:

Terry A. Ross
623 East Front Street
Merrill, OR 97633

2012-014020

Klamath County, Oregon



00128752201200140200020024

12/17/2012 02:44:47 PM

Fee: \$42.00

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

Terry A. Ross
623 East Front Street
Merrill, OR 97633

Returned to County

STATUTORY BARGAIN AND SALE DEED

Leroy D. Ross and Terry A. Ross, as tenants by the entirety, Grantors, convey to Terry A. Ross, Grantee, the following real property situated in Klamath County, Oregon, to-wit:

See Exhibit A attached hereto and made part hereof.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 242, 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. 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 LAWFULL 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 true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030).

The land described in attached "Exhibit A".

Dated this 17th day of December, 20 12.

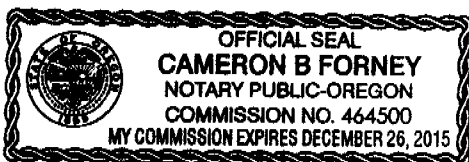
Leroy D. Ross
Leroy D. Ross

Terry A. Ross
Terry A. Ross

STATE OF Oregon
County of Klamath

This instrument was acknowledged before me on 12/17/2012

By Leroy D. and Terry A. Ross



Cameron B Forney
Notary Public for the State of: Oregon
My commission expires: December 26, 2015

EXHIBIT "A"

A tract of land situated in Government Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the cased monument at the intersection of Front and Lincoln Streets, Merrill, Oregon; thence South 336.00 feet to a point REFERRED TO as point A in that Real Estate Contract recorded in Volume 357, page 114, Klamath County Deed Records, being West 1328 feet and South 336 feet from the 1/4 corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East 324.00 feet to the TRUE POINT OF BEGINNING of this description; thence North 296.00 feet to a point on the South right of way line of the Dalles-California Highway (Front Street); thence East, along said right of way line, 211.00 feet; thence South 448.00 feet; thence West 211.00 feet; thence North 152.00 feet to the POINT OF BEGINNING, with bearings based on Front Street as being East; SURVEY NO. 3204.

Excepting Therefrom that tract of land described in Deed Volume M87, Page 18495 of the Klamath County Deed Records described as;

Portion of Lot 2 South of Front Street Merrill
Section 12 Township 41 Range 10.0

More particularly described as: Beginning at a point on the 1/4 Section Line 40' South of a point on Section Line 12.09 Chains West of 1/4 Section Corner between Sections 1 and 12, Township 41 South Range 10; Thence running West, along the South right-of-way line of Dalles-California Highway and parallel to said Section line between Sections 1 and 12, a distance of 75'; thence at an angle of 90° South 75'; thence at an angle of 90° East 75'; thence North 75' to the point of beginning.