

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRO

2012-014077

Klamath County, Oregon



00128811201200140770020023

12/18/2012 11:13:27 AM

Fee: \$42.00

Barry Dean Brennan

PO Box 241

Keno, Oregon 97627

Grantor's Name and Address

Ruth Adrienne Brennan

PO Box 241

Keno, Oregon 97627

Grantee's Name and Address

After recording, return to (Name and Address):

Barry Dean + Ruth Adrienne Brennan

P.O. Box 241

Keno, OR 97627

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

Barry Dean + Ruth Adrienne Brennan

P.O. Box 241

Keno, Oregon 97627

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Barry Dean Brennan

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

Ruth Adrienne Brennan and Barry Dean Brennan, husband and wifehereinafter 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): a tract of land situated in theNE 1/4 SE 1/4 and the NW 1/4 SE 1/4 of Section 36, township 39 South, range 7E of the willamette meridian, Klamath County, Oregon, being more particularly described as follows;Beginning at a portion on the west line of said NE 1/4 SE 1/4 from which the CE 1/16 Corner bears north 00° 15' 13" West 550.01 ft; thence S 48° 48' 00" East 586.83; thence South 18° 15' 02" East 107.50 ft; thence North 68° 18' 48" West 510.47 feet, more or less to a point on the west line of said NE 1/4 SE 1/4 that is South 00° 15' 13" East 300.00 feet from the point of beginning; thence North 00° 15' 13" West 300.00 feet to the point of beginning;also including the following described tract of land.. beginning at a point on the west line of said NE 1/4 SE 1/4 from which the CE 1/16 corner bears north 00° 15' 13" West 550.01 feet; thence along said west line South 00° 15' 13" East 300.00 feet to the north line of tract 1406, 2nd addition to misty mountain;

(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 \$ 0. 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 12-18-12; 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.

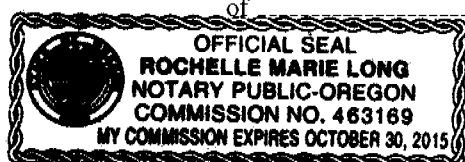
Barry D BrennanSTATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on December 18, 2012by Barry Dean Brennan

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Rochelle Marie Long

Notary Public for Oregon

My commission expires October 30, 2015

thence along Said North line north  $89^{\circ} 48' 42''$  West; 73.00 feet; thence north  $00^{\circ} 15' 13''$  West 300.00 feet to the South line of that parcel described in D.V. M666 page 1934; thence along Said South line  $89^{\circ} 48' 42''$  east 73.00 feet to the point of beginning together containing 2.50 acres, more or less

Purssant to Pla 8-07

