

2012-014235

Klamath County, Oregon



00128996201200142350030031

THIS SPACE RE

12/21/2012 03:52:19 PM

Fee: \$42.00



After recording return to:
Clifford Chesley Rabe and Mary Ann
Rabe
22539 HWY 140 E
Dairy, OR 97625

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

File No.: Adrien (ALF)
Date: December 20, 2012

STATUTORY BARGAIN AND SALE DEED

Clifford Chesley Rabe and Mary Ann Rabe , Grantor, conveys to **Clifford Chesley Rabe and Mary Ann Rabe and Chad Rabe and Andrea Rabe all with full rights of survivorship**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See attached legal description

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

APN:

Bargain and Sale Deed
- continued

File No.: **Adrien (ALF)**
Date: **12/20/2012**

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.

Dated this 21 day of December, 2012.

Clifford Chesley Rabe by Mary Ann Rabe as his attorney
Clifford Chesley Rabe in fact

Mary Ann Rabe
Mary Ann Rabe

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of December, 2012
by **Clifford Chesley Rabe by Mary Ann Rabe as attorney in fact and Mary Ann Rabe.**

Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-14

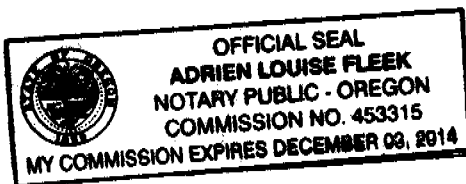


Exhibit "A"

PARCEL 1

The NE 1/4 of Section 36, Township 35 South, Range 9 E.W.M., lying Southerly and Westerly of the center thread of main channel of Sprague River as it exists March 20, 1976. Said main channel qualified as running nearest the North line of Section 36, Township 35 South, Range 10 E.W.M.

PARCEL 2

The SE 1/4 of Section 36, Township 35 South, Range 9 E.W.M.

PARCEL 3

The E 1/2 NE 1/4 of Section 1, Township 36 South, Range 9 E.W.M.

PARCEL 4

Government Lots 1, 2, 3 and 4 in Section ³¹31, Township 35 South, Range 10 E.W.M., lying Southerly and Westerly of center thread of the main channel of the Sprague River as it exists March 20, 1976. The said center thread of main channel of Sprague River qualified as running nearest the Easterly line of said Section 31, Township 35 South, Range 10 E.W.M.

PARCEL 5

That portion of the SE 1/4 NW 1/4 if any and SE 1/4 SW 1/4 lying Southerly and Westerly of the Main channel of the center thread of Sprague River as it exists March 20, 1976, in said Section 31, Township 35 South, Range 10 E.W.M.,

TOGETHER WITH an easement for ingress and egress over the South 20 feet of Section 30, and the South 20 feet of SE 1/4 of Section 25 and the West 20 feet of N 1/2 NE 1/4 Section 36, lying North-erly of the center of said Sprague River, for the use and benefit of all of the above-described property.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways, including service roads as exist on subject property; to Rights of the public and of Governmental bodies in and to that portion of the said property lying below the ordinary high waterline of Sprague River; to Terms and provisions as set forth in Land Status Report recorded in Book 306, page 493, Book 308, page 463, and Book 306, page 600, Klamath County, Oregon Deed Records; to Easement for gas line purposes created by instrument recorded March 21, 1960 in Book 319 at page 569, Klamath County, Oregon Deed Records, in favor of Pacific Gas Transmission Company, and a notice of location thereof, recorded in Book 332, page 346, Deed Records of Klamath County, Oregon; and to any other easements and rights of way of record or apparent on the land,