

1st  
1951283-SA

2013-000238

Klamath County, Oregon

01/07/2013 02:56:29 PM

Fee: \$47.00



After recording return to:

William L. Foster  
1914 Crest Street  
Klamath Falls, OR 97603

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

File No.: 7021-1951283 (SFA)

Date: December 31, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY BARGAIN AND SALE DEED

**William L. Foster**, Grantor, conveys to **William L. Foster and Nicky Foster, husband and wife**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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

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 2 day of January, 2013

F.  
47.00

APN: R524230

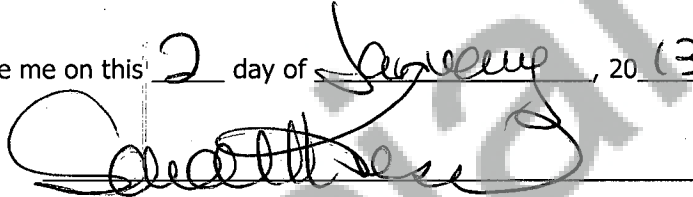
Bargain and Sale Deed  
- continued

File No.: 7021-1951283 (SFA)  
Date: 12/31/2012



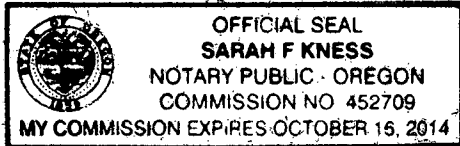
STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 2 day of January, 2013  
by **William L. Foster**.



Notary Public for Oregon  
My commission expires:

10/14/2014



**EXHIBIT A**

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

**A tract of land described as follows: Beginning at an iron pin on the Northeasterly line of Lot 53, Block H of HOMECREST Subdivision which lies South 45°11' East a distance of 60 feet from the iron pin which marks the North corner of Lots 52 and 53 of HOMECREST Subdivision and running thence:**

**Continuing South 45°11' East along the Northeasterly line of Lot 53 a distance of 98 feet to an iron pin; thence South 44°49' West a distance of 120 feet to an iron pin; thence North 45°11' West a distance of 70 feet to an iron pin; thence North 30°04' east a distance of 124 feet, more or less, to the point of beginning; said tract being a portion of Lots 52 and 53, Block H of HOMECREST Subdivision, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**