

1st  
1993794 AF



After recording return to:  
Thomas C. Dickert and Maria I  
Dickert

1109 Riverside Dr.  
Klamath Falls, Or 97601

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

File No.: 7021-1993794 (ALF)  
Date: January 07, 2013

2013-000482

Klamath County, Oregon

01/14/2013 01:09:48 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORD

### STATUTORY BARGAIN AND SALE DEED

**Thomas C. Dickert and Maria I Dickert who acquired title as Maria I Lopez**, Grantor, conveys to **Thomas C. Dickert and Maria I Dickert, 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 **\$to convey title only**. (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.

APN: R531570

Bargain and Sale Deed  
- continued

File No.: 7021-1993794 (ALF)  
Date: 01/07/2013

Dated this 9 day of January, 2013.

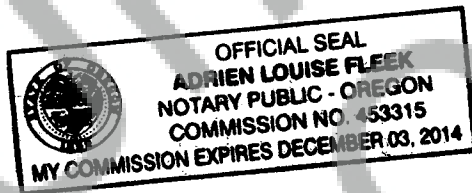
Thomas C Dickert  
Thomas C Dickert

Maria I Dickert  
Maria I Dickert

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 9 day of January, 2013  
by **Thomas C. Dickert and Maria I Dickert.**

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



**EXHIBIT A**

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

A portion of that tract of land recorded in Volume 287 page 162, Deed records of Klamath County, Oregon, described therein as being located in the N 1/2 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said portion of land being more particularly described as follows:

Beginning at the quarter section corner on the South boundary of above tract of land, which corner is monumented with an iron axle, with gear attached; thence North 685.67 feet and East 23.36 feet to an iron rod with metal cap (surv. Kap) at angle point on the West boundary of above said tract of land, and being the true point of beginning of this description; thence South 42°13'19" East 50.04 feet; thence North 53°54'30" East 50.00 feet; thence along the arc of a 50.00 foot radius curve to the right, 78.54 feet (long chord bears South 81°05'30" East 70.71 feet); thence North 53°54'30" East 262.68 feet, more or less, to the Southwesterly right of way boundary of Greensprings Drive (County Road); thence along said boundary on the following three courses: (1) along the arc of a 4 degree curve to the left, 42.60 feet (long chord bears North 42°28'40" West 42.59 feet) (2) North 43°17' West 299.60 feet (3) along the arc of a 15 degree curve to the left 88.12 feet (long chord bears North 51°07'30" West 87.85 feet to an iron rod on the West boundary of aforesaid tract of land); thence along said South 6°56' West 444.10 feet, more or less to the true point of beginning of this description.

Also a 50.00 foot roadway traversing on, over and across the above mentioned tract of land recorded in Volume 287 page 162, Deed records of Klamath County, Oregon for purpose of ingress and egress to and from that portion of tract of land particularly described above; the center line of aforementioned 50.00 foot roadway being particularly described as follows:

Beginning at the quarter section corner at the center of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which corner is marked with an iron axle, with gear attached; thence North 89°30' West along the centerline of Section 5, a distance of 340.24 feet, more or less, to the Easterly right of way boundary of Riverside Street (County Road); thence along said right of way boundary North 19°42' East 70.56 feet and North 16°48' East 76.44 feet to the true point of beginning of this description; thence South 73°12' East 20.55 feet; thence along the arc of a 50.00 foot radius curve to the left 66.61 feet (long chord bears North 68°38' East 61.80 feet); thence North 30°28' East 139.15 feet; thence along the arc of a 115.00 radius curve to the right, 166.42 feet (Long chord bears North 71°55'30" East, 152.28 feet; thence South 66°37' East 258.39 feet; thence along the arc of an 86.05 foot radius curve to the left 106.14 feet (long chord bears North 78°02'51" East 99.54 feet); thence along the arc of a 50.00 foot radius curve to the left, 68.77 feet (Long chord bears North 3°18'36" East 63.48 feet); thence North 36°05'30" West 440.00 feet, more or less, to the boundary of that portion of tract of land aforesaid.

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Bargain and Sale Deed  
- continued

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**Also an easement, 16.00 feet in width along the Westerly boundary of aforesaid tract of land for utilities, as power, gas, water, telephone, etc., from the Southerly boundary thereof to the boundary of the portion particularly described herein above.**

Unofficial  
Copy