

1st
2000137-
ALF



After recording return to:
Stephen C Prien and Mandy D Prien

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

File No.: 7021-2000137 (ALF)
Date: March 07, 2013

THIS SPACE RESERVED FOR RECORD

2013-002689

Klamath County, Oregon

03/12/2013 03:04:36 PM

Fee: \$47.00

STATUTORY BARGAIN AND SALE DEED

Stephen C Prien and Mandy D Prien who acquired title as Mandy Kelley , Grantor, conveys to **Stephen C Prien and Mandy D Prien, 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.

Dated this 7 day of March, 2013.

APN: R742815

Bargain and Sale Deed
- continued

File No.: 7021-2000137 (ALF)
Date: 03/07/2013

EXHIBIT A

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

A parcel of land in the NE 1/4 NE 1/4 Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the corner common to Sections 1, 2, 11 and 12 Township 41 South, Range 12 East of the Willamette Meridian; thence South along the Section line between Sections 11 and 12 417.00 feet to the true point of beginning; thence West 356.00 feet; thence South 903 feet; thence East 356.00 feet; thence North 903 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the County Road right of way.