

AmériTitle
JOHN L. MCPHERSON

2013-004352
Klamath County, Oregon
04/24/2013 11:58:45 AM
Fee: \$52.00

Grantor's Name and Address

JOHN L. MCPHERSON

P. O. Box 1

Midland, OR 97634

Grantee's Name and Address

After recording return to:

JOHN L. MCPHERSON

P. O. Box 1

Midland, OR 97634

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

JOHN L. MCPHERSON

P. O. Box 1

Midland, OR 97634

Escrow No. MT97269-DS

Title No. 0097269

BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

JOHN L. MCPHERSON and JANI K. MCPHERSON,

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

JOHN L. MCPHERSON and JANI K. MCPHERSON, as tenants by the entirety,

hereinafter 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

52 AMT

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.

In Witness Whereof, the grantor has executed this instrument this 23rd day of April, 2013; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


JOHN L. MCPHERSON


JANI K. MCPHERSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4-23-, 2013 by JOHN L. MCPHERSON and JANI K. MCPHERSON.


(Notary Public for Oregon)

My commission expires 9-8-13



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

The NE1/4, NW1/4 of SE1/4, S1/2 of NW1/4, N1/2 of SW1/4 of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT a tract of land situated in the NE1/4 of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the North one-quarter corner of said Section 5, which point is on the centerline of the Old Midland County Road; thence South along an old existing fence line and fence line extended (said line being the one-quarter section line as described in Deed Volume 326 at page 411 of Klamath County Deed Records) a distance of 1,363 feet to an old fence post; thence South 88°41'42" East (East by said Deed Record) 465.00 feet to a one-half inch iron pipe; thence North 71°52'00" West 303.76 feet to a steel fence post; thence North 52°33'00" East 237.03 feet to a steel fence post; thence North 25°14'00" West 143.78 feet to a steel fence post; thence North 18°26'00" East 192.44 feet to a steel fence post; thence North 28°03'00" East 472.17 feet to a steel fence post; thence North 47°49'00" East 463.30 feet to a steel fence post; thence continuing North 47°49'00" East 151.09 feet to a 1/2 inch iron pin in the centerline of said County Road; thence South 89°36'55" West (West by said Deed Record) a distance of 948.31 feet to the point of beginning.

The bearing of the above described tract of land are based on the said one-quarter section line as being South.

ALSO EXCEPTING the S1/2 NE1/4 NE1/4 and the N1/2 SE1/4 NE1/4 of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

The South 150 feet of the N1/2 SE1/4 NE1/4 of Section 5 Township 40 South, Range 9 East of the Willamette Meridian. SAVING AND EXCEPTING a parcel of land situate in the NE1/4 of Section 5, more particularly described as follows: Commencing at the Southeast corner of the N1/2 SE1/4 NE1/4 of said Section 5; thence North 00°22'00" West along the East line of said Section 5, 150.00 feet to the point of beginning for this description; thence leaving said section line South 89°48'00" West 739.34 feet; thence South 81°17'43" East along a fence, 247.78 feet; thence North 87°28'53" East along a fence, 176.47 feet; thence South 88°12'35" East along a fence, 168.39 feet; thence North 82°51'26" East along a fence and the Easterly extension thereof, 151.09 feet to a point on the Easterly line of said Section 5; thence North 00°22'00" West along said section line, 18.80 feet to the point of beginning.

(continued)

(legal description continued)

Parcel 3:

A parcel of land situate in the NE1/4 of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Commencing at the Southeast corner of the N1/2 SE1/4 NE1/4 of said Section 5; thence North 00°22'00" West along the East line of said Section 5, 150.00 feet; thence leaving said section line South 89°48'00" West 739.34 feet to the point of beginning for this description; thence North 81°17'43" West along a fence, 25.39 feet; thence North 79°48'21" West, along a fence, 172.97 feet to the end of fence; thence North 78°54'42" West, 125.00 feet; thence North to a point on the North line of the S1/2 NE1/4 NE1/4 of said Section 5; thence West along said North line to the Northwest corner of the S1/2 NE1/4 NE1/4; thence South along the West line of the E1/2 NE1/4 of said Section 5 to a point which is 150.0 feet North of the Southwest corner of the N1/2 SE1/4 NE1/4; thence South 89°48'00 East, 580.66 feet to the point of beginning.