

2013-004379

Klamath County, Oregon



00134771201300043790030037

04/24/2013 03:44:35 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Kurt K. Aper

GRANTEE NAME AND ADDRESS

Beverly A. Aper
6252 Cherry
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

UNTIL ALL THE CHANGES REQUESTED

SEND TAX STATEMENTS TO

Grantee

BARGAIN & SALE DEED - STATUTORY FORM

KURT K. APER, Grantor conveys to BEVERLY A. APER, Grantee the real property situated in Klamath County, Oregon, and legally described as follows, to-wit:

**-SEE LEGAL DESCRIPTION SET FORTH ON EXHIBIT A
ATTACHED HERETO AND INCORPORATED BY REFERENCE
AS IF FULLY SET FORTH HEREIN.**

The true and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration being for estate planning purposes.

"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 AND 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

Bargain and Sale Deed

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Returned @ County

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 23rd day of March, 2013.

Kurt K. Aper
Kurt K. Aper

STATE OF OR, County of KLAMATH) ss:

Personally appeared KURT K. APER before me on the 23rd day of MARCH, 2013, and acknowledged the foregoing instrument to be his voluntary act and deed.

Jo Ann R. Siebecke
NOTARY PUBLIC FOR ST. 13 OREGON
My Commission Expires: 07.06-2013

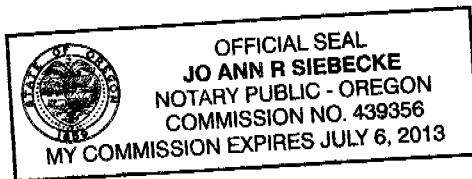


EXHIBIT A

Lot 7, MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the non-exclusive, perpetual easement in and to a certain well located and situate upon the following described real estate, to wit: A parcel of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point in SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, which bears N $31^{\circ} 33'$ E a distance of 1260.6 feet, more or less, from the South $\frac{1}{4}$ corner of said Section 36; thence N $69^{\circ} 50'$ E 100 feet, thence S $16^{\circ} 06 \frac{1}{2}'$ E. 72 feet; thence S $75^{\circ} 36'$ W 106 feet; thence N $17^{\circ} 47'$ W 61.23 feet, more or less to the point of beginning, and in and to the works, reservoir and pump thereof, and in an to the mains, connecting said well to the above described property for the purpose of conducting water thereto for domestic uses.