

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPI

2013-004480

Klamath County, Oregon



04/26/2013 03:54:51 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

William E. Adams
247 GAGE RD.
KLAMATH FALLS, OR, 97601
Grantor's Name and Address
William E. Adams / Gregory K. Adams
247 GAGE RD.
KLAMATH FALLS, OR, 97601
Grantee's Name and Address

After recording, return to (Name and Address):
SAME AS ABOVE

Until requested otherwise, send all tax statements to (Name and Address):
SAME AS ABOVE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WILLIAM E. ADAMS

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLIAM E. ADAMS AND GREGORY K. ADAMS

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 any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

1: A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING, AT A POINT WHICH LIES NORTH ALONG THE SECTION LINE BETWEEN SECTIONS 19 AND 20, 1332 FEET TO A POINT ON THE 16TH SECTION LINE AND EAST ALONG THE 16TH SECTION LINE 618 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 IN TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN;
THENCE CONTINUING ALONG THE 16TH SECTION LINE, 85 FEET; THENCE AT RIGHT ANGLES SOUTH 80 FEET; THENCE WEST PARALLEL WITH THE 16TH SECTION LINE 85 FEET; THENCE AT RIGHT ANGLES NORTH 80 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: BEGINNING AT A POINT WHICH IS NORTH 1332 FEET ON THE SECTION LINE BETWEEN SECTIONS 19 AND 20 AND EAST ON THE 16TH LINE 703 FEET FROM — CONT.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☒ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

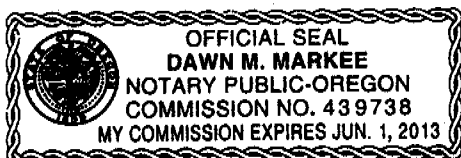
IN WITNESS WHEREOF, grantor has executed this instrument on April 24, 2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

William E. Adams

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on April 24, 2013
by William E. Adams

This instrument was acknowledged before me on
by
as
of



Dawn M. Markee
Notary Public for Oregon
My commission expires Jun 1, 2013

THE CORNER COMMON TO SECTIONS 19, ~~AND~~ 20, 29 AND 30 IN
TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN;
THENCE CONTINUING EAST ON THE 16TH ~~LINE~~ SECTION LINE 50 FEET;
THENCE SOUTH 80 FEET; THENCE WEST 50 FEET; THENCE NORTH 80
FEET TO THE PLACE OF BEGINNING, BEING A PORTION OF THE
SOUTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE
MERIDIAN, KLAMATH COUNTY, OREGON.