

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2013-005563

Klamath County, Oregon



00136181201300055630010010

05/17/2013 02:29:56 PM

Fee: \$37.00

2013-005679

Klamath County, Oregon



00136309201300056790020028

05/21/2013 01:13:56 PM

Fee: \$42.00

Returned to County

Dean L Phillips Sr
24920 Fifth St
Sprague River OR 97639

Grantor's Name and Address

Ronald E. Norred
27022 Lane St / P.O. Box 293
Sprague River OR 97639

Grantee's Name and Address

After recording, return to (Name and Address):

Ronald E. Norred
4751 Bellm Dr. Space 7
K Falls OR 97603

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

Ronald E. Norred
4751 Bellm Dr. Space 7
K Falls OR 97603

RE-RECORDING TO CORRECT LEGAL BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Dean L Phillips Sr
DISCUSSION 2013-005563

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ronald E. Norred

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):

SEE EXHIBIT "A"

TWP 36 RANGE 10, Block
SEC 14, Tract Por SW 4 NW 4, Acres 0.28, MS X #4
Map Tax Lot R-3610-014BC-05400-000 Prop. ID R333758

* And additional property ID of R333767 R-3610-014BC-05500-000

Legal - TWP 36 RANGE 10, BLOCK SEC 14, TRACT POR GOV LT 13, Acres 0.14

All structures go with land sale, including fences, new septic electrical, water etc.

Located @ and on 24920 Fifth St. Sprague River OR 97639

(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 \$10,000.00. 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 _____; 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.

[Signature]

STATE OF OREGON, County of Klamath

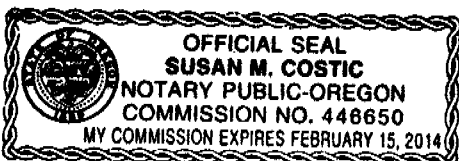
This instrument was acknowledged before me on May 17, 2013
by DEAN LEROY PHILLIPS SR

This instrument was acknowledged before me on _____

by _____

as _____

of _____



[Signature]
Notary Public for Oregon

My commission expires 2-15-14

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2013-003153

Klamath County, Oregon

00133257201300031530010010

03/26/2013 10:45:28 AM

Fee: \$37.00

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

Teel Blue Gentry
727 Lincoln St.
Klamath Falls, OR 97601
Grantor's Name and Address
Dean L. Phillips
Gen. Del.
Sprague River, OR 97639
Grantee's Name and Address

After recording, return to (Name and Address):

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

Dean L. Phillips
TEEL BLUE GENTRY
P.O. BOX 45 SPRAGUE RIVER, OR

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Teel Blue Gentryhereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Dean L. Phillipshereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in 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):

OFF of 5th St. in Sprague River, OR 97639
Lot 5400 & the N 1/2 of lot 5500 that are located in
Section 14, Township 36 S, Range 10E of the Willamette
Meridian & described as follows, beginning at a point which
lies 2640 ft. (1/4 cor.) South along the section line from the iron
pin that marks the Northwest cor. of Section 14, thence East 1
233 ft., thence North 50 ft., thence West 120 ft., thence North
150 ft., thence East 120 ft., thence South 150 ft. to the point
of beginning. This deed also conveys any structures on above
described property.

(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 \$ 20,000.00. 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 _____; 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.

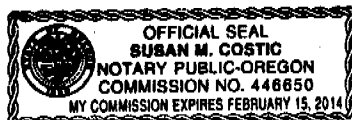
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on March 22, 2013
by TEEL BLUE GENTRY

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 3/15/14