

2013-008094

Klamath County, Oregon



00139313201300080940030032

07/16/2013 03:19:08 PM

Fee: \$47.00

Statutory Bargain and Sale Deed

Until a change is requested, all tax statements shall be sent to:

Vivien A. Hews
84 Eulalona Court
Klamath Falls, OR 97601-1565

After recording return to:

Vivien A. Hews
84 Eulalona Court
Klamath Falls, OR 97601-1565

STATUTORY BARGAIN AND SALE DEED

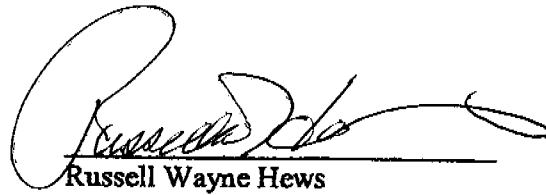
Russell Wayne Hews, Grantor, conveys to Vivien Annette Hews, Grantee, all of the grantor's right, title and interest in that certain real property commonly known as 4891 Wocus Road, Klamath Falls Oregon and more specifically described as:

See Exhibit A Attached.


"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."

The true consideration for this conveyance is dismissal of Klamath county Circuit court Case Number 1201456CV.

DATED: 6/24, 2013.


Russell Wayne Hews

Subscribed and sworn to before me by Russell Wayne Hews on this 26 day of June, 2013.


Notary Public for Montana
My Commission Expires: April - 30, 2017

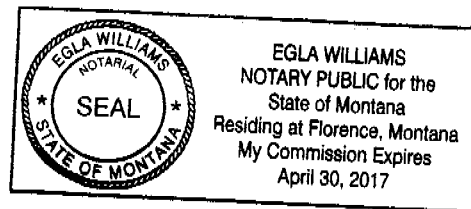


EXHIBIT A

PARCEL TWO:

Beginning at a point on the Westerly right of way line of the Old Dalles-California Highway which bears N. $89^{\circ}42'$ W. 770.8 feet; thence S. $6^{\circ}2'$ W. 343.1 feet from 1/4 corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence along Westerly line of highway S. $6^{\circ}2'$ W. 575.3 feet; thence S. $16^{\circ}26'$ W. 73.8 feet; thence N. $89^{\circ}42'$ W. 475.4 feet; thence along the forty line N. $2^{\circ}32'$ E. 643.8 feet; thence S. $89^{\circ}42'$ E. 528.4 feet to the place of beginning, being a portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING therefrom that portion lying Westerly of the Oregon State Highway described in Volume 272 on page 92, Deed records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING that portion lying within the boundaries of the Oregon State Highway as described in Volume 135 page 571, Deed Records of Klamath County, Oregon.

Subject to reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

PARCEL THREE:

A tract of land lying in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 38 South, Range 9 E.W.M., more particularly described as follows: Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which bears N. $89^{\circ}42'$ W. a distance of 710.5 feet and thence S. $6^{\circ}02'$ W. a distance of 309.1 feet from the quarter corner common to Section 7 and 18, Township 38 South, Range 9 E.W.M., and running thence: S $89^{\circ}09'$ E. a distance of 300 feet to a point; thence S. $6^{\circ}02'$ W. a distance of 145.9 feet to a point; thence N. $89^{\circ}09'$ W. a distance of 300 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence, following the Easterly right of way line to the Dalles-California Highway, North $6^{\circ}02'$ E. a distance of 145.9 feet to the point of beginning.