

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2013-008242

Klamath County, Oregon



00139508201300082420010018

07/19/2013 03:04:41 PM

Fee: \$37.00

SPACE RESERVED
FOR
RECORDER'S USE

DANIEL RAY MOHLER
7833 HIGHWAY 66
KLAMATH FALLS, OR 97601

Grantor's Name and Address

ANN MOHLER
7833 HIGHWAY 66
KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

DAN MOHLER
7833 HIGHWAY 66
KLAMATH FALLS, OR 97601

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

DAN & ANN MOHLER
7833 HIGHWAY 66
KLAMATH FALLS, OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DANIEL RAY AND ANN MOHLER

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TRUSTEE
OF DANIEL R. MOHLER AND ANN MOHLER REVOCABLE LIVING TRUST,
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):

LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

A tract of land situated in the NE1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of a line running North and South and distant from the West line of said NE1/4 NW1/4 of said Section 23, a distance of 750 feet Easterly and the North line of Klamath Falls-Keno Road or Highway; thence North and parallel with the said West line of said NE1/4 NW1/4 of said Section 23, a distance of 330 feet; thence Southwesterly and parallel with said Highway 214 feet to the TRUE POINT OF BEGINNING; thence Southeasterly to a point on the North line of said Highway Southwesterly 73 feet from the point of beginning; thence Southwesterly along said Highway to a line running North and South and distant from the West line of said NE1/4 NW1/4 of said Section 23 a distance of 486 feet, thence North and parallel with the West line of said NE1/4 of NW1/4 a distance of 330 feet, thence Northeasterly to the true point of beginning.

(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, PER TRUST. 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 July 18, 2013by Linda L. DeAmara Linda DeAmara Daniel R.This instrument was acknowledged before me on 7/18/13 Mohler andby Linda L. DeAmaraas Notary Public for Oregonof Klamath CountyLinda L. DeAmara
Notary Public for OregonMy commission expires 10/28/16