

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2013-008522

Klamath County, Oregon

07/26/2013 03:47:55 PM

Fee: \$37.00

1396-11/41  
Linda Long & Judy Scherzer

PO Box 545

Chiloquin, Oregon 97624

Grantor's Name and Address

John D. & Sandra N. Stewart trustees

PO Box 528

Chiloquin, Oregon 97624

Grantee's Name and Address

After recording, return to (Name and Address):

John D. & Sandra N. Stewart

PO Box 528

Chiloquin, Oregon 97624

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

John D. & Sandra N. Stewart

PO Box 528

Chiloquin, Oregon 97624

SPACE RESERVED  
FOR  
RECORDER'S USE

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Linda Long & Judy Scherzer

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John D. Stewart, Trustee & Sandra N. Stewart, Trustee of Stewart Family 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):

A parcel of land situated in Government Lot 32, Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a 1/2" iron pin marking the Northeast corner of that certain parcel of land described in Deed Volume M75, Page 7623, Microfilm Records of Klamath County, Oregon, on the Northerly line of said Lot 33 from which a 3/4" pipe marking the intersection of the Easterly right of way line of US Hwy No. 97, with said Northerly line of Lot 33 bears S 89° 49' 56" W, 542.29 feet; thence S 00° 08' 48" E along the East line of said described parcel, 40.41' to a 3/4" iron pipe on the Northerly line of that certain parcel described in Deed Volume 363, Page 58, Deed Records of Klamath County, Oregon; thence along said parcel boundary the following courses and distances: N 89° 46' 48" E parallel to but 40.00' South of said North line of Lot 33, 454.20' to a 3/4" iron pipe on the East line of said Lot 33; S 00° 08' 48" E along said East line, 95.00' to a 1/2" iron pin; N 89° 49' 56" E 107.41' to a 5/8" iron pin marking the Northwest corner of that certain parcel described in Deed Volume M76, Page 17502, Microfilm Records of Klamath County, Oregon; and the true point of beginning of this description; thence N 41° 53' 10" E 155.48' m/l to a 5/8" iron pin; thence S 51° 10' 25" E to the most Northerly corner of that certain parcel described in Volume M76, Page 17502, Microfilm Records of Klamath County, Oregon; thence South 57° 40' W 177.60' to the point of beginning.

Subject to covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

(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 July 26, 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.

STATE OF OREGON, County of Klamath ss.

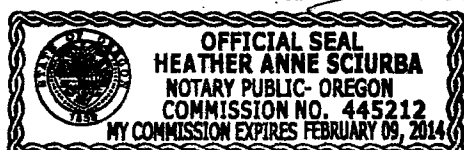
This instrument was acknowledged before me on July 26, 2013 by Linda Long and Judy Scherzer

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Heather Scieurba

Notary Public for Oregon

My commission expires Feb 9 2014

4200 Final