

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2013-011206

Klamath County, Oregon



00143209201300112060020029

10/02/2013 11:35:50 AM

Fee: \$42.00

Timothy W. DeSpain, SR.

P.O. Box 308

Midland, OR 97634

Grantor's Name and Address

Lela A. DeSpain

P.O. Box 308

Midland, OR 97634

Grantee's Name and Address

After recording, return to (Name and Address):

Timothy W. DeSpain, SR.

P.O. Box 308

Midland, OR 97634

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

Timothy W. DeSpain, SR.

P.O. Box 308

Midland, OR 97634

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Timothy W. DeSpain, SR. and Lela A. DeSpain,
as tenants by the entiretyhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Timothy W. DeSpain, Sr.

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' attached hereto and by reference made a part hereof.

(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 \$1.00. 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 10/2/13; 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

This instrument was acknowledged before me on

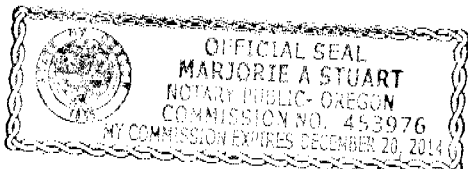
by Timothy W. DeSpain Sr. & Lela A. DeSpain

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 12/20/14

EXHIBIT 'A'

Legal Description:

A piece of parcel of land situate in portions of Government Lots 1 and 2 in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the Southeasterly right-of-way line of U.S. Highway 97 as the same is presently located and constructed, from which point the meander corner of the 1858 Meander Line common to Sections 27 and 34, Township 40 South, Range 8 East of the Willamette Meridian bears North 15 degrees 58'10" West 174.6 feet distant; thence South 15 degrees 58'10" East along the adjusted 1858 Meander Line, as established during Record Survey No. 1938, 19.1 feet to Angle Point No. 1; thence South 31 degrees 07'05" West along said Meander line 808.45 feet to Angle Point No. 2; thence South 23 degrees 06'50" East along said meander line 769.8 feet to Angle Point No. 3; thence South 5 degrees 38'20" West along said meander line 300.00 feet to a point; thence North 57 degrees 38' West 931.63 feet to a point on the Southerly right of way line of U.S. Highway 97 as the same is presently located and constructed; thence North 32 degrees 22'00" East along said Southeasterly right-of-way line 1,641.36 feet to the point of beginning.

Said parcel is also referred to as Parcel 1 of Land Partition 14-86.

Subject to:

NONE