

Registered & Certified
Scott MacArthur

2013-012882

Klamath County, Oregon



00145236201300128820020028

11/18/2013 02:38:45 PM

Fee: \$42.00

BARGAIN AND SALE DEED

Beatrice Tennon
28466 Acapulco
Mission Viejo, CA 92692
Grantor

Bari McCoubrey
4423 Winter Avenue
Klamath Falls, OR 97603
Grantee

After recording return to:
Grantee

Until a change is
requested, all tax statements
shall be sent to the following address:
SAME

KNOW ALL MEN BY THESE PRESENTS, that Beatrice Tennon, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to Bari McCoubrey, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of her interest in that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Beginning at a point which lies North 1° 12' West a distance of 331.4 feet along the section line and North 88° 57' East a distance of 814.5 feet from the iron axel which marks the 1/4 section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence continuing North 88° 57' East a distance of 67.5 feet to a point; thence North 1° 12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S1/2 SW 1/4 NW1/4 of Section 11; thence South 88° 58' West along the north line of the S1/2 SW 1/4 NW 1/4 of Section 11 a distance of 67.5 feet to an iron pin; thence south 1° 12' East a distance of 331.4 feet, more or less to the point of beginning, being in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion lying within Winter Avenue.

Map Tax Lot No.: R-3909-011BC-03800-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money.

Dated this 18 day of Nov, 2013.

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.

Beatrice Tennon
Beatrice Tennon

STATE OF CALIFORNIA County of Orange)ss.

Personally appeared the above named, Beatrice Tennon, and acknowledged the foregoing instrument to be his/her voluntary act and deed.

(SEAL)

Before me: [Signature]

Notary Public for California

My Commissioner Expires: 09/18/2015

