



Y Y I L C Y M 2013-01-29

THIS SPACE RESERVED FOR RECORD

2013-012961

Klamath County, Oregon

11/19/2013 03:14:08 PM

Fee: \$47.00

Grantor's Name and Address

James L. Harrelson

2906 Greensprings Drive

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

James L. Harrelson

2906 Greensprings Drive

Klamath Falls, OR 97601

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

James L. Harrelson

2906 Greensprings Drive

Klamath Falls, OR 97601

Escrow No. MT99332-SH

Title No. 0099332

BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

James L. Harrelson and Mary Harrelson, as tenants by the entirety,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

James L. Harrelson,

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 anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

The property described in Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

47.00 amt.

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.

In Witness Whereof, the grantor has executed this instrument this 14 day of Nov, 2013; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

James L. Harrelson
James L. Harrelson
Mary Harrelson
Mary Harrelson

State of Oregon
County of Klamath

On this 14 day of Nov, 2013, personally appeared before me the above named James L. Harrelson & Mary Harrelson, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.



Stacy M Howard
Notary Public for Oregon
My Commission expires: 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron pin on the section line which lies 1254.57 feet North 0°43' West along the section line from the iron pin which marks the quarter section corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian and running thence South 45°09 1/2' East a distance of 366.7 feet to an iron pin which lies on the Northerly right of way line of the Weed-Klamath Falls Highway 30 feet Northwesterly at right angles from the center of the highway; thence North 44°50 1/2' East along the Northerly right of way line of the Weed-Klamath Falls Highway a distance of 140 feet to an iron pin to the true point of beginning which point is the most Easterly corner of a tract of land conveyed by grantors to Marshall B. Carter and Annie Lee Carter, husband and wife, by deed dated January 3, 1947, recorded February 14, 1947 in Book 202, page 231, Deed Records of Klamath County, Oregon; thence North 45°09 1/2' West a distance of 330 feet along the Northeast line of said property as conveyed to said Carter and wife, to a point; thence North 44°50 1/2' East a distance of 70.5 feet; thence following the arc of a 3°42' curve to the left a distance of 166.81 feet to a point which lies on the West right of way line of the County Road 30 feet Southwesterly at right angles from its centerline (the long chord of this curve bears North 41°45 1/2' East a distance of 166.75 feet; thence South 51°19 1/2' East along the West right of way line of the County Road a distance of 330.0 feet, more or less, to a point on the Northwesterly right of way line of the Weed-Klamath Falls Highway; thence Southwesterly along said Northwesterly right of way line of said highway a distance of 272.8 feet, more or less to the point of beginning.

EXCEPTING THEREFROM Commencing at a point on the Section line common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, at the intersection with the Southwesterly right of way line of that parcel conveyed to Klamath County by Deed recorded October 21, 1940 in Book 132 at Page 543 of Deed Records of Klamath County, Oregon, said point of commencement being North 00°43' West 1736.2 feet (a record distance) from an iron pipe at the 1/4 corner common to said Sections 7 and 8; thence South 51°19'30" East along the Southwesterly line of said parcel conveyed to Klamath County a distance of 454.56 feet to a 5/8" diameter rebar with plastic cap marked "D. Barrett L.S. 1979", said rebar being the true point of beginning of the herein parcel described; thence South 61°08'27" West a distance of 255.84 feet to a 5/8" rebar and plastic cap marked "R. Bath L.S. 1069" on the East line of that parcel of land conveyed to Marshall B. Carter and Annie Lee Carter, husband and wife, by Deed dated January 3, 1947, recorded February 14, 1947 in Book 202 at Page 231, Deed Records of Klamath County, Oregon; thence South 44°50'30" West a distance of 20.00 feet; thence North 45°09'30" West 96.87 feet, more or less, to the Easterly right of way line of U.S. Highway Number 97; thence Northeasterly along said Easterly right of way 246.47 feet to the Southwesterly right of way line of said parcel conveyed to Klamath County by Deed recorded October 21, 1940 in Book 132 at Page 543; thence South 51°19'30" East along the Southwesterly line of said parcel conveyed to Klamath County 212.90 feet to the point of beginning.