

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00146509201300139300020022

12/20/2013 12:06:21 PM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Returned to Consignor

Marilyn Sprague  
2403 Cross Rd  
Klamath Falls, OR 97603  
Grantor's Name and Address

Marilyn Sprague  
2403 Cross Rd K70-97603  
Grantee's Name and Address

After recording, return to (Name and Address):

Marilyn & Robert Sprague  
2403 Cross Rd  
Klamath Falls, OR 97603

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

2403 Cross Rd  
Klamath Falls, OR 97603

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Marilyn J. Sprague who acquired  
Title AS Marilyn J. Backlund  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Robert Lee Sprague and Marilyn J. Sprague, as tenants &  
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 County,  
State of Oregon, described as follows (legal description of property):

\* by the entirety - please see attached exhibit A

(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 \$ vesting. ① 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. ① (The sentence between the symbols ①, 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 12/20/13; 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.

Marilyn J. Sprague

STATE OF OREGON, County of Klamath ss,

This instrument was acknowledged before me on 12/20/13  
by Marilyn J. Sprague

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL STAMP  
JENNY A BRAZIL  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 454091A  
MY COMMISSION EXPIRES FEBRUARY 05, 2015

Brazill  
Notary Public for Oregon

My commission expires 2/5/2015

## Exhibit A

Starting from the section corner common to Sections 3, 4, 9 and 10 in Township 40 South, Range 9 East of the Willamette Meridian; thence South  $89^{\circ} 50' 30''$  West 648.8 feet to the point of beginning; thence North  $0^{\circ} 09' 30''$  West 230.0 feet; thence South  $89^{\circ} 50' 30''$  West 247.3 feet, more or less, to a point on the East line of the Klamath Irrigation District right of way for the CH 4 lateral; thence along the East boundary of the Klamath Irrigation District lateral South  $11^{\circ} 49'$  East 235.0 feet; thence North  $89^{\circ} 50' 30''$  East 200.0 feet, more or less to the point of beginning.

EXCEPTING THEREFROM the South 30 feet thereof.