

2013-014014

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00146614201300140140020026

12/24/2013 08:55:04 AM

Fee: \$42.00

Milton C. Choate and  
Judith J. Clifford  
1665 W. County 17<sup>th</sup> St. Sometown, OR 97733

Troy Horace Choate and  
Lisa Catharyn Choate  
441 Bonnet Lane  
Crescent, OR 97733

After recording, return to (Name and Address):

Troy Choate  
Box 2193  
La Pine, OR 97739

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

Troy and Lisa Choate  
Box 2193  
La Pine, OR 97739

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Milton C. Choate and  
Judith J. Clifford

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Troy Horace Choate and Lisa Catharyn Choate  
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):

Beginning at a point which is North 39° 40' East 209 Feet From a point which is South 39° 40' West, 209 Feet and South 50° 20' East 499 Feet from The Intersection of The South line of Crescent, Oregon and The Easterly line of Main Street of Crescent, Oregon, Thence North 50° 20' West 199 Feet; Thence North 39° 40' East to a point on said line which is 60 Feet South of The North line of said SE 1/4 SW 1/4. Thence Southerly and Parallel to The East line of said SE 1/4 SW 1/4 a distance of 139 Feet to a point; Thence Southerly and parallel to The East line of said SE 1/4 SW 1/4 a distance of 200 Feet

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

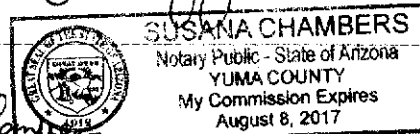
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, 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 November 21, 2013; any signature on behalf of a business or other entity is made with the authority of that entity. December 16th 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.

\* Milton C. Choate  
\* Judith J. Clifford

STATE OF OREGON, County of Yuma

This instrument was acknowledged before me on Nov. 21, 2013  
by Milton C. Choate

This instrument was acknowledged before me on Nov. 21, 2013  
by Judith J. Clifford  
as  
of



SUSANA CHAMBERS  
Notary Public - State of Arizona  
YUMA COUNTY  
My Commission Expires  
August 8, 2017

Susana Chambers  
Notary Public for Oregon Ar. 2013

My commission expires August 8, 2017

To a point; Thence North  $50^{\circ} 20'$  west a  
Distance of 32 Feet more or less to the point  
at beginning

(m)