

2014-000081

Klamath County, Oregon



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01/06/2014 03:52:19 PM

Fee: \$42.00

## Grantor's Name and Address

Timothy Allen Simmers  
635 McKinley St.  
Klamath Falls, OR 97601

## Grantee's Name and Address

Harold W. Simmers  
1326 Shelley St.  
Klamath Falls OR 97601

## After Recording Return to:

Harold W. Simmers  
1326 Shelley St.  
Klamath Falls OR 97601

## Until requested otherwise, send all tax statements to:

Harold W. Simmers  
1326 Shelley St.  
Klamath Falls OR 97601

## BARGAIN AND SALE DEED

I, Timothy Allen Simmers, do hereby grant, bargain and convey all right, title and interest to Harold W. Simmers, the following described real property situate in Klamath County, Oregon, to wit:

**Beginning at a point 1,237.5 feet North and 402 feet East of an iron pin driven into the ground at the Southwest corner of the Northwest quarter of Section 1 in Township 39 South Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Dalles-California (now Klamath Falls-Lakeview) Highway from the North and 30 feet North of the center of said Highway; thence, North 330 feet; thence East 126; thence South 330 feet and thence West 126 feet to the point of beginning.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ reversal of deed recorded 12/13/13. 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.

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.

DATED this 3<sup>rd</sup> day of January, 2014.

Timothy Allen Simmers  
Timothy Allen Simmers

STATE OF Oregon )  
 )ss  
County of Klamath )

ACKNOWLEDGED BEFORE ME this 3 day of January, 2014, by Timothy Allen Simmers

J. Belinda Kerzel  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 4.26.17

