



2014-000436  
Klamath County, Oregon  
01/17/2014 11:12:25 AM  
Fee: \$52.00

Grantor's Name and Address

ERIC B. NEWELL  
P. O. Box 2027  
Prineville, OR 97754

Grantee's Name and Address

After recording return to:  
ERIC B. NEWELL  
P. O. Box 2027  
Prineville, OR 97754

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

Escrow No. MT99364-DS  
Title No. 0099364  
BSD r.020212

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**ERIC B. NEWELL and MYRON LEE NEWELL and BEVERLY RUTH NEWELL,**

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

**ERIC B. NEWELL**

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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$-0-**.

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.

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.

In Witness Whereof, the grantor has executed this instrument this 8<sup>th</sup> day of January, 2014; 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.

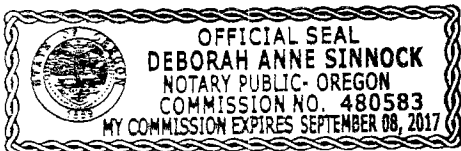
Eric B. Newell  
ERIC B. NEWELL

x Myron Lee Newell  
MYRON LEE NEWELL

Beverly Ruth Newell  
BEVERLY RUTH NEWELL

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 1-15-, 2014 by ERIC B. NEWELL.



Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-17

State of Oregon  
County of Crook

This instrument was acknowledged before me on January 8<sup>th</sup>, 2014 by MYRON LEE NEWELL and BEVERLY RUTH NEWELL.



Keli Ann Pollock  
(Notary Public for Oregon)

My commission expires Sept. 26, 2017

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the N1/2 NW1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of Henley Road, said point being North 00°11'20" East 30.00 feet and South 89°33'00" West 707.00 feet from the Southeast corner of the NE1/4 NW1/4 of said Section 25; thence South 89°33'00" West along the North line of Henley Road, a distance of 1465.54 feet to a 1/2 inch iron rod; thence North 00°39'00" East a distance of 563.83 feet to a 1/2 inch iron rod on the Northwesterly line of the A-4-B lateral; thence North 51°28'00" East on said Northwesterly line a distance of 739.12 feet; thence South 89°58'00" West a distance of 1062.98 feet to the West line of Section 25; thence North 00°14'07" East along said West line a distance of 269.82 feet to the Northwest corner of Section 25; thence South 89°44'2" East along the North line of Section 25 a distance of 1582.80 feet to the Southwesterly right of way line of the Burlington Northern Railroad; thence South 47°56'22" East along said right of way line a distance of 526.45 feet; thence South 01°55'00" West a distance of 922.42 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the United States of America by Deed dated April 26, 1933, recorded June 7, 1933 in Volume 101, page 138, Deed Records of Klamath County, Oregon.