

1st 2148382 LW



After recording return to:
Howard G Dudley
P.O. Box 257
Crescent, OR 97733

Until a change is requested all tax
statements shall be sent to the
following address:
Howard G Dudley
P.O. Box 257
Crescent, OR 97733

File No.: 7021-2148382 (LW)
Date: September 08, 2013

2014-000490
Klamath County, Oregon
01/21/2014 09:04:55 AM
Fee: \$62.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Larry Dudley and Lona Wilson, Grantor, conveys to **Howard G Dudley, an individual**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See attached legal description

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

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.

62-1st

EXHIBIT "A"

A portion of the SE 1/4 of the NE 1/4 of Section 25, Township 24 South, Range 8, East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 220 feet West and 690 feet North of the Southeast corner of the SE 1/4 of the NE 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian; thence North parallel with East line of said SE 1/4 of the NE 1/4; 200 feet; thence West parallel with North line of SE 1/4 of the NE 1/4; 220 feet; thence South parallel with East line of said SE 1/4 of the NE 1/4; 200 feet; thence East parallel with South line of said SE 1/4 of the NE 1/4; 220 feet to the point of beginning.-----

Tax Account No.: 2408 025A0 02700

APN: R731284

Bargain and Sale Deed
- continued

File No.: 7021-2148382 (LW)
Date: 09/08/2013

Dated this 2 day of January, 2014.

Larry Dudley

Lona Wilson
Lona Wilson

STATE OF

Oregon

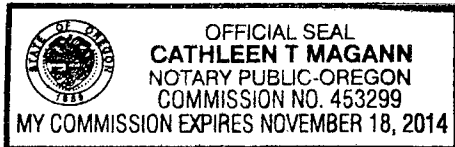
)
)ss.

County of

Coos

This instrument was acknowledged before me on this *2nd* day of *January*, 20*14*
by *Lona Wilson*.

Cathleen T Magann



Notary *Wells Fargo Bank* Public
for *Wells Fargo Bank*
My commission expires: *11-18-2014*

APN: R731284

Bargain and Sale Deed
- continued

File No.: 7021-2148382 (LW)
Date: 09/08/2013

Dated this 10th day of January, 2014.

Larry H Dugley
Larry Dugley Larry Dugley

Lona Wilson

STATE OF CALIFORNIA)
)ss.
County of SONOMA)

This instrument was acknowledged before me on this _____ day of _____, 20____
by _____.

CHRISTOPHER D. SIPES
Notary for [Signature] Public
My commission expires: April 29, 2016

PLEASE SEE ATTACHED CA NOTARY
LANGUAGE CERTIFICATE

All-purpose Acknowledgment California only

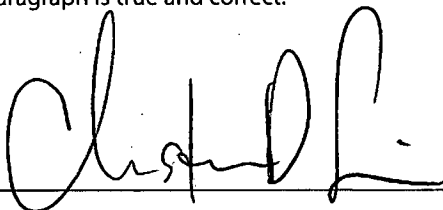
State of California

County of SONOMAOn 01/10/2014 before me, CHRISTOPHER D. SIPES (here insert name and title of the officer),personally appeared LARRY HOWARD DUDLEY

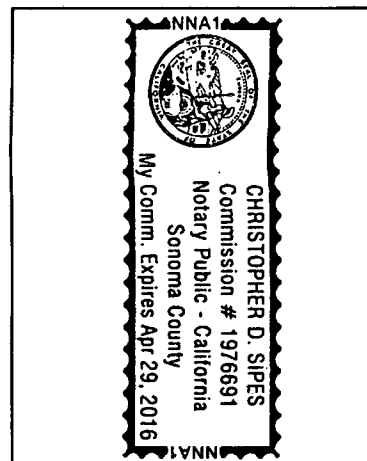
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Signature



WITNESS my hand and official seal.



Notary Seal

