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2014-000891

Klamath County, Oregon



00147996201400008910020028

01/31/2014 03:29:06 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

Lynda Marie Baker
9375 Hwy 39
Klamath Falls, OR 97603

Grantor's Name and Address

Jack and Lynda Baker
9375 Hwy 39
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Jack and Lynda Baker
9375 Hwy 39
Klamath Falls, OR 97603

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

Jack and Lynda Baker
9375 Hwy 39
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Lynda Marie Baker

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

Jack and Lynda Baker

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):

MAP: R-3910-03100-00601-000

ACRES: 68.68

CODE: 170

TWP 39 RNGE 10, BLOCK SEC 31, TRACT ALL GOV LOTS 2,3,4, & 10 LY N OF
LOST RIVER

See exhibit A, attached

(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 \$ forestate planning purposes. 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 Jan 31, 2014; 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.

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on January 31, 2014

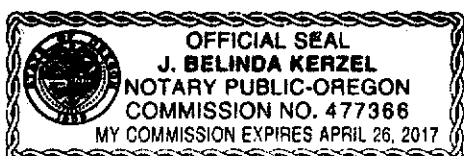
by Lynda Marie Baker

This instrument was acknowledged before me on

by

as

of



J.B. Kerzel
Notary Public for Oregon
My commission expires 4.26.14

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the following described parcel of land lying Easterly of the Burlington Northern Railroad in Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

All of Government Lots 2, 3, 4 and Government Lot 10 lying North of the Lost River and the W 1/2 of the NW 1/4 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon not already conveyed to the United States for canals and drains and which is situated North of a line beginning at a point on the center line of the County Road, and North 428.9 feet of the quarter corner on the West side of said Section 31, and running thence North 89 degrees 45' East 1660 feet to the West edge of the U.S.R.S. Drain Ditch; thence South 300 feet; thence North 89 degrees 45' East 760 feet, more or less, to the meander line of Lost River. ALSO that portion of the NW corner of Government Lot 9 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which adjoins Government Lot 10 on the West side of the river.

EXCEPTING THEREFROM any portion lying within the right of way of the Great Northern Railway Company.