

2014-001278

Klamath County, Oregon



00148513201400012780030036

02/14/2014 10:21:48 AM

Fee: \$52.00

After recording return to:

Melissa P. Lande
Bryant, Lovlien & Jarvis, P.C.
591 S.W. Mill View Way
Bend, Oregon 97702

**Until a change is requested, all tax statements
shall be sent to the following address:**

David and Karon Bowker, Trustees
2660 NW Fireweed Pl.
Corvallis, OR 97330

BARGAIN AND SALE DEED

Other property or value was either part or the whole consideration for this conveyance.

KARON SUE BOWKER, Grantor, conveys to **DAVID M. BOWKER and KARON S. BOWKER, Trustees, or the Successor Trustee of the D&K Bowker Trust UTA dated February 10, 2014**, Grantees, the real property located in Klamath County, Oregon, being more particularly described as follows:

SEE ATTACHED EXHIBIT A

SUBJECT TO: All encumbrances, easements and restrictions of record.

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.

[SIGNATURE AND NOTARY PAGE FOLLOW]

IN WITNESS WHEREOF, the undersigned have executed this instrument effective as of the date set forth below.

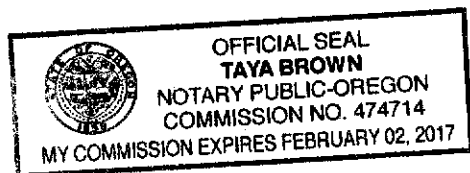
DATED: February 10, 2014

Grantor:


KARON SUE BOWKER

STATE OF OREGON, County of Deschutes: ss.

This instrument was acknowledged before me on February 10, 2014 by KARON SUE BOWKER.



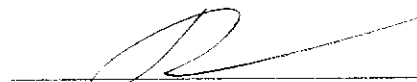

Notary Public for Oregon

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1:

The N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 36 South, Range 6 E., W.M., except for those portions of the said NE $\frac{1}{4}$ NW $\frac{1}{4}$ conveyed to George E. O'Grady by deed recorded in Volume 313 at page 165 and to James B. O'Grady by deed recorded in Volume 323 at page 65 of the Deed Records of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3606-010BA-00100 / Property ID R312940

Parcel 2:

The NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 36 South, Range 6 E., W.M., in Klamath County, Oregon

Klamath County Assessor's Parcel No. R-3606-010BD-00100 / Property ID R314083

Parcel 3:

That portion of the property in Section 2, Township 36 South, Range 6 E., W.M., Klamath County, Oregon, which was deeded to N. B. Selleck by Deed recorded in Volume 150 at page 289 of Klamath County, Oregon Deed Records, which lies Easterly of the County Road known as the Rocky Point Road or West Side Highway, which was formerly State Highway No. 421. Said tract of land contains .72 acres, more or less, and is more particularly described as follows: Beginning at the point on the Westerly bank of Recreation Creek, which is the Southeasterly corner of said property which was deeded to N. B. Selleck; thence, North 65°56'4" West on the Southerly line of said

Selleck property to the Easterly line of said Rocky Point Road; thence, Northeasterly along said Easterly line of said Rocky Point Road to its intersection with the South line of vacated Chin-Folk Street in Arrowhead Village; thence South 65°51' East (South 65°56'4" East in said Selleck Deed) along said South line of said vacated Chin-Folk Street a distance of 130.66 feet, more or less, to the Southwest corner of Lot 3 in Block 1 of Arrowhead Village, as shown on the plat of said subdivision; thence, South 65°51' East (South 65°56'4" East in said Selleck Deed) a distance of 77.33 feet, more or less, to the Westerly bank of Recreation Creek; thence, South-westerly along said Westerly bank of Recreation Creek a distance of 150 feet, more or less, to the point of beginning.

Klamath County Assessor's Parcel No. R-3606-002BB-02700 / Property ID R308063
More commonly referred to as 27521 Rocky Point Road, Klamath Falls, Oregon 97601