



AmeriTitle
MTC 1316-1316

THIS SPACE RESERVED FOR RECORDER'S USE

2014-002071

Klamath County, Oregon

03/11/2014 09:25:46 AM

Fee: \$52.00

Grantor's Name and Address

TIMOTHY S. ALLEN

Grantee's Name and Address

After recording return to:

TIMOTHY S. ALLEN

2020 PRIMROSE LOOP

PHILOMATH, OR 97370

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

Same as above

Escrow No. _____

Title No. _____

BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

TIMOTHY S. ALLEN and ANNE MURRAY ALLEN, as tenants by the entirety,

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

TIMOTHY S. ALLEN and ANNE MURRAY ALLEN, as tenants by the entirety

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" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Pursuant to Property Line Adjustment PLA 13-12.

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.

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

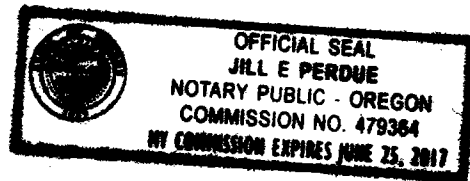
524411

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 27 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.

x Timothy S. Allen
TIMOTHY S. ALLEN

x Anne Murray Allen
ANNE MURRAY ALLEN



State of Oregon
County of Benton

This instrument was acknowledged before me on January 27, 2014 by TIMOTHY S. ALLEN AND ANNE MURRAY ALLEN.

Jill E. Perdue

My commission expires June 25, 2017

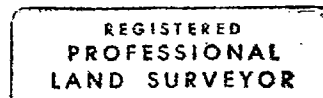
LEGAL DESCRIPTION

PARCEL 1 - TAX LOT R2407-6B0-600

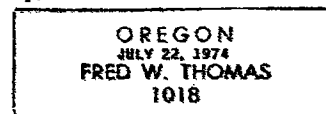
That portion of Government Lots 15 and 16 of Section 6, Township 24 South, Range 7 East, of the Willamette Meridian, Klamath County, Oregon lying southwesterly of Oregon State Highway #58.

Together with that portion of the southeast quarter of the northeast quarter (SE1/4NE1/4) of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, as shown in Property Line Adjustment PLA 13-12, Klamath County, and more particularly described as follows:

Beginning at the south-south-north one two fifty sixth corner (SSN 1/256) on the east line of said Section 1, monumented with a 5/8" rebar and yellow plastic cap marked "LS 1018"; thence North 16°19'55" West, a distance of 1020.57 feet to a 5/8" " rebar and yellow plastic cap marked "LS 1018"; thence South 89°12'08" East, a distance of 286.71 feet to a point on the westerly right-of-way line of Oregon State Highway #58 ; thence South 16°19'55" East, along said westerly right-of-way of Highway #58, a distance of 1017.79 feet to a point at the intersection of the said westerly right-of-way line of Highway #58 and the north line of Government Lot 17 of Section 6, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 89°45'17" West, a distance of 285.87 feet to the point of beginning.



Fred W Thomas



Exp. 6/30/2014