

2014-002754

Klamath County, Oregon



00150417201400027540020021

03/31/2014 11:23:04 AM

Fee: \$47.00

After recording return to:

Randall L. Hirschbock
13850 Spring Lake Road
Klamath Falls, OR 97603

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

Randall L. Hirschbock
13850 Spring Lake Road
Klamath Falls, OR 97603

**STATUTORY
BARGAIN AND SALE DEED**

Randall L. Hirschbock and Kelly A. Hirschbock, as tenants by the entirety, Grantor, conveys to Randall L. Hirschbock, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

See Exhibit A attached hereto and made a part hereof.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

Dated this 3/31/14, 2014.

Randall L. Hirschbock

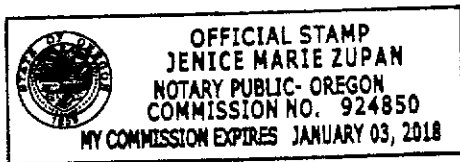
Kelly A. Hirschbock

STATE OF OREGON }
County of ss

This instrument was acknowledged before me on March 31 2014
by Randall L. Hirschbock & Kelly A. Hirschbock

This instrument was acknowledged before me on _____
by _____
as _____
of _____

Jenice Marie Zupan
Notary Public for Oregon
My commission expires Jan. 03, 2018



Returned to Courier

EXHIBIT 'A'
LEGAL DESCRIPTION

Parcel 1:

A parcel of land situate in the N1/2 SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" pin marking the Northwest corner of the N1/2 N1/2 SE1/4 SE1/4 of said Section 10; thence South 00°12'10" West, 333.48 feet; thence North 89°45'19" East 328.79 feet to the center line of a ditch; thence along said ditch North 07°13'15" East, 44.56 feet; thence continuing along said ditch, North 07°18'08" West, 223.92 feet; thence continuing along said ditch, North 16°34'00" East, 70.04 feet; thence leaving said ditch South 89°45'43" West, 324.72 feet to the point of beginning.

Parcel 2:

A tract of land situated in the SE1/4 of the SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE1/4 of the SE1/4 from which the SE 1/16 corner bears North 00°12'10" East 333.48 feet; thence South 00°12'10" West 170.27 feet to Spring Lake (Ryan Sump); thence South 62°30' East, along said Lake 344.31 feet; thence North 07°20'02" East 333.49 feet to the South line of the N1/2 of the N1/2 of the SE1/4 of the SE1/4 of said Section 10; thence South 89°45'19" West 347.38 feet to the point of beginning.