

2014-002945

Klamath County, Oregon

04/07/2014 08:58:56 AM

Fee: \$57.00



After recording return to:
Dana Alan Fransen and Jacki Diane
Fransen
7074 Old Gulch Road
San Andreas, CA 95249

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

File No.: 7021-2141123 (ALF)
Date: March 24, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Dana Alan Fransen, Grantor, conveys to **Dana Alan Fransen and Jacki Diane Fransen, husband and wife**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

Dated this 4th day of April, 2014.

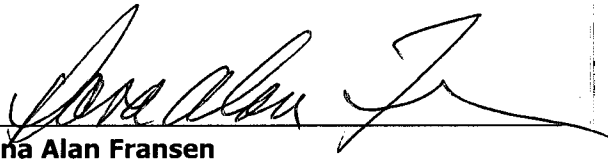
F.
62.00

APN: R603154

Bargain and Sale Deed
- continued

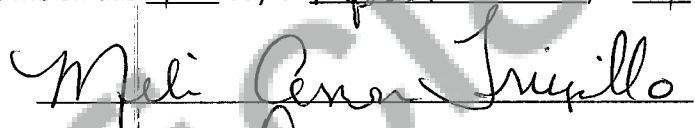
File No.: 7021-2141123 (ALF)

Date: 03/24/2014


Dana Alan Fransen

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 4th day of April, 2014
by **Dana Alan Fransen**.


Notary Public for Oregon
My commission expires: November 17, 2017

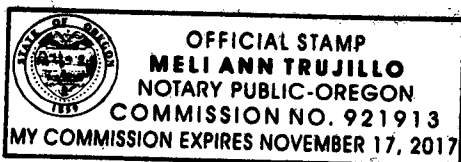


EXHIBIT A

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

PARCEL 1

A parcel of land situated in the NE1/4 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of the NE1/4 from which the Northeast corner of said Section 31 bears North 00° 19' 00" West 1097.67 feet; thence South 76° 53' 58" West 108.48 feet to the center of casing of a well; thence continuing South 76° 53' 58" West 49.22 feet to a point on the East line of that certain county road known as Hill Road; thence Southeasterly on arc of a 3849.72 foot radius curve to the right (Delta=06° 45' 50", Long Chord=South 11° 41' 26" East 454.20) 454.47 feet; thence continuing along said East line of Hill Road South 08° 18' 31" East 355.39 feet; thence continuing along said East line of Hill Road on the arc of a 3789.72 foot radius curve to the left (Delta=01° 28' 33", Long Chord=South 09° 02' 48" East 97.61 feet) 97.62 feet to a point on the East line of said NE1/4; thence North 00° 19' 00" West on said East line 928.59 feet to the point of beginning.

LESS AND EXCEPTING a parcel of land being a portion of the property described in Volume M04, page 35361, Microfilm Records of Klamath County, Oregon, as situated in the NE1/4 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of Section 31 which bears South 00° 19' 00" East a distance of 173.63 feet from the N 1/16 corner of said Section 31, said point being the true point of beginning; thence continuing South 00° 19' 00" East a distance of 518.30 feet to a point on the East right of way line of Hill Road; thence along the East right of way line of Hill Road 97.62 feet along the arc of a 3789.72 foot radius curve to the right, the long chord which bears North 09° 02' 48" West a distance of 97.61 feet and having a delta angle of 1° 28' 33"; thence continuing along the East right of way line of Hill Road 13.08 feet along the arc of a 3849.72 foot radius to the left, the long chord which bears North 08° 24' 21" West a distance of 355.35 feet; thence continuing along the East right of way line of Hill Road 13.08 feet along the arc of a 3849.72 foot radius curve to the left, the long chord of which bears North 08° 24' 21" West a distance of 13.08 and having a delta angle of 0° 11' 41" thence leaving said East right of way line of Hill Road 48° 54' 19" East a distance of 87.24 feet, more or less to the true point of beginning, with bearings being based on County Survey 2876.

PARCEL 2

A tract of land situated in the NW1/4 NW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly describes as follows:

Beginning at the Southwest corner of the NW1/4 NW1/4; thence North 00° 19' 00" West on the West line of said NW1/4 NW1/4, 522.70 feet; thence North 81° 35' 00" East 202.01 feet; thence South 00° 19' 00" East 552.29 feet to a point on the South line of said NW1/4 NW1/4; thence North 89° 59' 37" West along the South line 200 feet to the point of beginning.

TOGETHER WITH a parcel of land being a portion the the property described in Volume M01, page 10209, Microfilm Records of Klamath County, Oregon, as situated in the S1/2 NW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the N1/16 corner common to said Section 32 and Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 59' 37" East a distance of 200.00 feet ; thence South 48° 54' 19" West a distance of 264.11 feet to the West line of said Section 32; thence North 00° 19' 00" West along the said Section line a distance of 173.63 feet, more or less, to the point of beginning, with bearings being based on County Survey 2876.