

Returned to Counter

After recording return to:

Kelly E. Brennan
10562 Powell Road
Keno, OR 97627

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

Kelly E. Brennan
10562 Powell Road
Keno, OR 97627

2014-003904

Klamath County, Oregon



00151832201400039040020026

04/24/2014 02:27:47 PM

Fee: \$47.00

STATUTORY
BARGAIN AND SALE DEED

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

See exhibit 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 \$ Pursuant to Property Line Adjustment 8-13.

Dated this April 24, 2014.

Kelly E. Brennan

Amy L. Brennan

STATE OF OREGON }
County of Klamath ss

This instrument was acknowledged before me on April 24, 2014
by Kelly E. Brennan & Amy L. Brennan

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

Notary Public for Oregon
My commission expires 2/5/2015



Description of Brennan Property Resulting From Property Line Adjustment 8-13

Lot 16 Tract 1406, Second Addition to Misty Mountain, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a tract of land situated in the SE¼ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian Klamath County, Oregon, being more particularly described as follows:

Beginning on the North-South centerline of the SE¼ of said Section 36 from which the SE1/16 corner of said Section 36 bears South 00°10'19" East 135.91 feet; thence South 89°55'39" East 45.00 feet; thence South 00°10'19" East 89.79 feet; thence South 44°14'24" West 64.30 feet to the SE1/16 corner of said Section 36; thence North 00°10'19" West 135.91 feet to the point of beginning, with bearings based on Property Line Adjustment 18-04 on file at the office of the Klamath County Surveyor.

EXCEPTING THEREFROM a tract of land situated in the SE¼ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning on the North-South centerline of the SE¼ of said Section 36 from which the SE1/16 corner of said Section 36 bears South 00°10'19" East 135.91 feet; thence North 89°55'39" West 60.96 feet; thence North 00°10'19" West 72.53 feet; thence North 70°33'50" East 64.57 feet to a point on the said North-South centerline; thence South 00°10'19" East 94.09 feet to the point of beginning, with bearings based on Property Line Adjustment 18-04 on file at the office of the Klamath County Surveyor.

TOGETHER WITH a tract of land situated in the SE¼ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, being a portion that tract described in Deed Volume 2013-03253, Records of Klamath County, Oregon, and more particularly described as follows:

Beginning at a 5/8" iron rod marking the southwest corner of said tract, said corner also being the Southeast 1/16 corner of said Section 36; Thence along the south line of the NE¼SE¼ of said Section 36 South 89°52'14" East 71.79 feet; thence North 00°06'54" West 152.74 feet; thence North 89°52'14" West 132.87 feet to the east line of Lot 16 of Tract 1406 – Second Addition to Misty Mountain; thence along said east line South 00°06'54" East 16.83 feet; thence South 89°52'14" East 105.96 feet; thence South 00°06'54" East 89.79 feet; thence South 44°17'49" West 64.30 feet to the point of beginning; containing 0.16 acres, with bearings based on County Survey 5722.

EXCEPTING THEREFROM a tract of land situated in the SE¼ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, being a portion of Lot 16 of Tract 1406 – Second Addition to Misty Mountain and more particularly described as follows:

Beginning at a 5/8" iron rod marking the northeast corner of said Lot 16, said corner also being the east end of the south right of way line of Misty Mountain Drive; thence along said south line North 89°52'14" West 85.96 feet; thence South 00°06'54" East 77.26 feet; thence South 89°52'14" East 25.00 feet to the east line of said Lot 16; thence along said east line North 00°06'54" West 55.70 feet; thence North 70°37'15" East 64.57 feet to the point of beginning; containing 0.06 acres, with bearings based on County Survey 5722.