

Record & Cover

After recording return to:

Aaron R. Reeves  
PO Box 748  
Keno, OR 97627

2014-003905

Klamath County, Oregon



00151833201400039050040046

04/24/2014 02:28:20 PM

Fee: \$52.00

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

Aaron R. Reeves  
PO Box 748  
Keno, OR 97627

STATUTORY  
BARGAIN AND SALE DEED

Aaron R. Reeves and Karen M. Reeves, as tenants by the entirety, Grantor, conveys to Aaron R. Reeves and Karen M. Reeves, 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.

*Aaron R. Reeves by  
Karen Marie Reeves, his  
attorney in fact.*

Aaron R. Reeves by Karen Marie Reeves, his  
attorney in fact

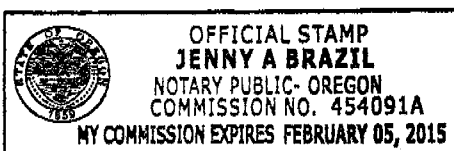
*Karen M. Reeves*  
Karen M. Reeves

STATE OF OREGON }  
County of Klamath ss

This instrument was acknowledged before me on April 24, 2014  
by Karen M. Reeves, individually, and Karen Marie Reeves

*[Signature]*  
This instrument was acknowledged before me on as attorney in fact for  
Aaron R. Reeves  
as  
of

*[Signature]*  
Notary Public for Oregon  
My commission expires 2/5/2015



ORSTBSD

### Description of Reeves Property Resulting from Property Line Adjustment 8-13

A parcel of land situated in the SE¼ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the southwest corner of Lot 8; thence South 89°35'55" East along the south line of Lot 8 a distance of 360.29 feet, more or less, to the east line of a roadway being described in that instrument recorded in Volume 101 of Deeds, Page 59, Records of Klamath County, Oregon; thence South 0°0'39" West along said east line a distance of 30.00 feet; thence South 89°35'55" East a distance of 228.16 feet; thence North 18°15'57" West a distance of 480.42 feet; thence North 48°48'55" West a distance of 587.39 feet, more or less, to a point on the west line of Lot 8, said point being South 0°17'52" East 550.00 feet from the northwest corner of Lot 8; thence South 0°17'52" East along the west line of Lot 8 a distance of 808.90 feet, more or less, to the point of beginning.

LESS AND EXCEPT the following described parcel: 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.

TOGETHER WITH the following described parcel: 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.

LESS AND EXCEPT the following 4 Parcels:

#### **Parcel 1:**

A tract of land situated in the E½SE¼, Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the south line of that tract of land described in Deed Volume M77 at Page 22478, as recorded in the Klamath County Deed Records, said point located South 00°09'58" East 850.01 feet and South 68°18'48" East 390.82 feet from the center-east 1/16 corner of said Section 36; thence continuing South 68°16'48" East 119.65 feet to the most

southerly point of the tract of land described in said Deed Volume M77 at Page 22478; thence South 18°15'02" East (South 18°15'57" East by D.V. M75 at Page 5012) 372.92 feet; thence North 89°35'00" West North 89°35'55" West by D.V. M75 at Page 5012) 228.16 feet; thence North 00°01'34" East (North 00°00'39" East by D.V. M75 at Page 5012) 30.00 feet; thence continuing North 00°01'34" East 366.72 feet to the point of beginning.

**Parcel 2:**

A parcel of land situated in the NE¼SE¼ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the west line of said NE¼SE¼ which bears South 0°17'20" East a distance of 850.01 feet from the northwest corner of said NE¼SE¼; said point also being the southwesterly corner of parcel described in Deed Volume M77 at Page 22478, Microfilm Records of Klamath County, Oregon; thence continuing South 0°17'20" East a distance of 245.0 feet to a point; thence South 89°35'55" East a distance of 360.25 feet to the west line of parcel described in Deed Volume M82, Page 11220, Microfilm Records of Klamath County, Oregon; thence North along said west line to its intersection with the southerly line of said parcel described in Volume M77, Page 22478; thence along said southerly line, North 68°18'48" West a distance of 390.82 feet, more or less, to the point of beginning.

**Parcel 3:**

A tract of land situated in the NE¼SE¼ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the west line of said NE¼SE¼, from which the center-east 1/16 corner bears North 00°09'59" West, (North 00°17'20" West by D.V. M75, Page 5012, as recorded in the office of the Klamath County Clerk) 550.01 feet; thence South 48°48'00" East 586.83 feet (South 48°48'55" East 587.39 feet by said D.V. M75, Page 5012); thence South 18°15'02" East (South 18°15'57" East by said D.V. M75, Page 5012) 107.5 feet; thence North 68°18'48" West 510.47 feet, more or less, to a point on the west line of said NE¼SE¼ that is South 00°09'58" East 300.00 feet from the point of beginning; thence North 00°09'58" West 300.00 feet to the point of beginning, with bearings based on recorded Survey No. 2556, as recorded in the office of the Klamath County Surveyor.

**Parcel 4:**

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.

TOGETHER WITH a tract of land situated in 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  $00^{\circ}10'19''$  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.