

NO PART OF ANY STEVENS-HIESS FORM MAY BE REPR

2014-004506

Klamath County, Oregon



00152536201400045060020025

05/05/2014 11:59:39 AM

Fee: \$47.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Shieldcrest #10  
Oroville CA  
PO Box  
182 East Jones 97632  
Grantor's Name and Address  
Charlotte Worthington  
5355 Harlan Dr. Dr. Charlotte Benson  
After recording, return to (Name and Address):  
Charlotte Worthington  
5355 Harlan Dr. Dr. Dr.  
Charlotte Benson 97603  
Until requested otherwise, send all tax statements to (Name and Address):  
Charlotte Worthington  
5355 Harlan Dr. Dr. Dr.  
Charlotte Benson 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

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

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 any way appertaining, situated in Klamath County, Oregon, described as follows (legal description of property):

A portion of Tract 26, Homedale, Situated in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of said Tract 26; Thence North 43°30' West along Northerly line of Harlan Drive a distance of 274.0 feet; Thence North 46°30' East a distance of 69.2 feet to an iron pin; Thence South 43°30' East a distance of 70.0 feet to an iron pin; Thence South 89°15' East a distance of 90.7 feet to an iron pin on the Easterly line of said Tract 26; Thence South 0°07' West along the Easterly line of said Tract 26 a distance of 194.3 feet, more or less, to the point of beginning.

Excepting therefrom that portion conveyed to Klamath County by Warranty Deed recorded April 24, 1981, in Volume M-81 on page 7339, Microfilm records of Klamath County, To wit: Beginning at the Southeast corner of said Tract 26; Thence North 43°30' West a distance of 13 feet; Thence North 28°29' East a distance of 9.66 feet to the West right of way line of Homedale County Road; Thence South 0°07' West a distance of 13 feet along the West right of way (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on May 5th 2014; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Charlotte Benson  
Jason Lewellyn

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 5, 2014  
by Charlotte Benson & Jason Lewellyn

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Lisa M. Kessler  
Notary Public for Oregon  
My commission expires March 13, 2015

Line of Howard County Road to the point of Beginning.