

Return to County

After recording return to:

Rodney Todd  
3593 Old Midland Road  
Klamath Falls, OR 97603

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

Rodney Todd  
3593 Old Midland Road  
Klamath Falls, OR 97603

2014-005127

Klamath County, Oregon



00153228201400051270020020

05/13/2014 09:06:09 AM

Fee: \$47.00

## STATUTORY BARGAIN AND SALE DEED

David D. Wilson and Judith A. Wilson, as tenants in common, Grantors, convey to Rodney Todd and Katherine Lynn Todd, Grantees, the following real property situated in Klamath County, Oregon, to-wit:


See Exhibit A attached hereto and made part hereof.

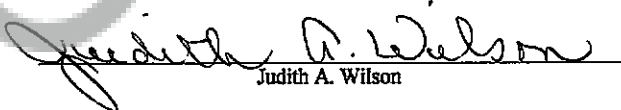
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 242, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 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 LAWFULL 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).

The land described in attached "Exhibit A" shall be combined with the land described in Deed Volume M97, Page 33900 of the Klamath County Deed Records. This conveyance is pursuant to "Property Line Adjustment 4-14" and does not create a separate parcel of land.

Dated this 13<sup>th</sup> day of May, 2014.

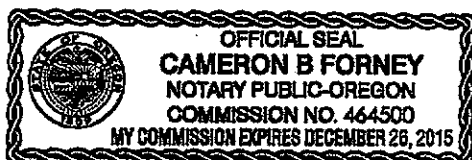
  
David D. Wilson

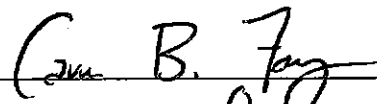
  
Judith A. Wilson

STATE OF Oregon ss)  
County of Klamath

This instrument was acknowledged before me on May 13<sup>th</sup>, 2014

By David D. Wilson and Judith A. Wilson



  
Notary Public for the State of Oregon  
My commission expires: December 26, 2015

## EXHIBIT "A"

A tract of land being a portion of that tract of land described as "Tract A" in "Exhibit A" of Deed Volume M04 at page 71070 of the Klamath County Deed Records, situated in the SW1/4 SE1/4 of Section 34, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the southwest corner of that tract of land described in Deed Volume M97, Page 33900 of the Klamath County Deed Records; said point being on the northerly right of way line of Old Midland Road, from which the southeast corner of the said SW1/4 SE1/4 of Section 34 bears N89°54'58"E 930.00 feet and S00°07'48"W 30.00 feet; Thence S89°54'58"W, along the said northerly right of way line, 25 feet, more or less, to the centerline of the USBR C-4 Lateral; Thence Northwesterly, along the said centerline of the USBR C-4 Lateral, 243.5 feet, more or less, to a point which bears N89°26'49"W from the northwest corner of said tract of land described in Deed Volume M97, Page 33900; Thence S89°26'49"E 63 feet, more or less, to the said northwest corner of Deed Volume M97, Page 33900; Thence S00°07'48"W 240.00 feet to the point of beginning, containing 0.24 acres, more or less, with bearings based on record of survey 6145 on file at the office of the Klamath County Surveyor.