

2014-006116

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601



00154445201400061160030034

06/09/2014 03:30:59 PM

Fee: \$52.00

GRANTOR'S NAME AND ADDRESS:

Edward Logan Case, Jr., Betty A. Case,  
Edward Lalo Case, IV, Charles A. Case, Sr., and  
Tori Lynn Scott  
c/o Edward L. Case, Jr.  
P. O. Box 124  
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

Edward Logan Case, Jr., Betty A. Case,  
Edward Lalo Case, IV, and Charles A. Case Sr.

SEND TAX STATEMENTS TO:

Edward Lalo Case, IV  
P. O. Box 333  
Chiloquin, OR 97624

**BARGAIN AND SALE DEED**

**EDWARD LOGAN CASE, JR., BETTY A. CASE, EDWARD LALO CASE, IV, CHARLES A. CASE, SR., and TORI LYNN SCOTT**, hereinafter referred to as grantor, conveys to **EDWARD LOGAN CASE JR., BETTY A. CASE, EDWARD LALO CASE, IV, and CHARLES A. CASE, SR.,** not as tenants in common but with right of survivorship; that is, the fee shall vest in the survivor of them, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The South 1/2 of the Northeast 1/4 and the North 1/2 of the Southeast 1/4 of Section 25, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM THE FOLLOWING:

A TRACT OF LAND SITUATED IN THE SE¼ OF SECTION 25, T34S, R8EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE EAST 1/4 CORNER OF SAID SECTION 25 BEARS N07°34'05" E 717.97 FEET; THENCE S00°05'47" W 457.51 FEET; THENCE S67°19'42" W 366.25 FEET; THENCE N12°16'19" W 613.48 FEET; THENCE S89°54'13" E 469.11 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, WITH BEARINGS BASED ON RECORD OF SURVEY 2185 ON FILE IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes

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In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6<sup>th</sup> day of June, 2014.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Edward Logan Case, Jr.  
Edward Logan Case, Jr.

Betty A. Case  
Betty A. Case

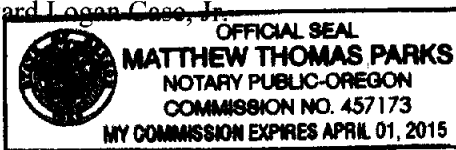
Edward Lalo Case, IV  
Edward Lalo Case, IV

Charles A. Case, Sr.  
Charles A. Case, Sr.

Tori Lynn Scott  
Tori Lynn Scott

STATE OF OREGON; County of Klamath ) ss.

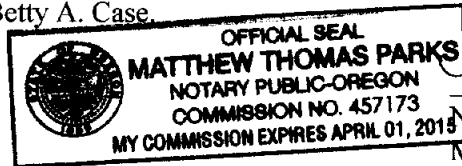
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 6<sup>th</sup> day of June, 2014, by  
Edward Logan Case, Jr.



Matthew Thomas Parks  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 6<sup>th</sup> day of June, 2014, by Betty A. Case.



Matthew Thomas Parks  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

STATE OF OREGON; County of Klamath ) ss.

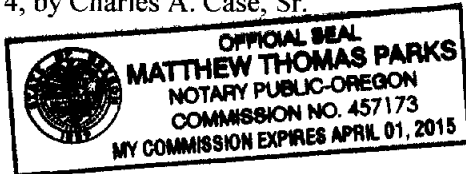
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 6<sup>th</sup> day of June, 2014, by Edward Lalo Case, IV.



Matthew Thomas Parks  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

STATE OF OREGON; County of Klamath ) ss.

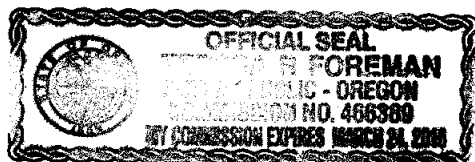
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 6<sup>th</sup> day of June, 2014, by Charles A. Case, Sr.



Matthew Thomas Parks  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9 day of June, 2014, by Tori Lynn Scott.



Teresa R. Foreman  
NOTARY PUBLIC FOR OREGON  
My Commission expires: Mar 24, 2016