

187 2270952-LW



After recording return to:

Steven Healy  
5450 Hwy 238  
Jacksonville, OR 97530

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

Steven Healy  
5450 Hwy 238  
Jacksonville, OR 97530

File No.: 7021-2270952 (LW)

Date: June 13, 2014

THIS SPACE RESERVED FOR RECORD

2014-006271

Klamath County, Oregon

06/13/2014 10:23:43 AM

Fee: \$52.00

### STATUTORY BARGAIN AND SALE DEED

**Robert A Cramer**, Grantor, conveys to **Steven Healy**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**See Exhibit A**

The true consideration for this conveyance is **\$5,000.00**. (Here comply with requirements of ORS 93.030)

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.

Dated this 13 day of June, 2014.

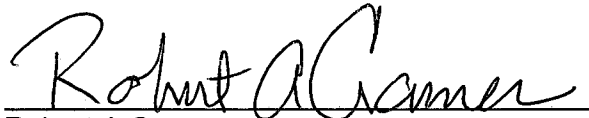
F.  
57.00

APN: **R348546**

Bargain and Sale Deed  
- continued

File No.: **7021-2270952 (LW)**

Date: **06/13/2014**

  
Robert A Cramer

STATE OF Oregon                    )  
  )ss.  
County of Klamath                 )

This instrument was acknowledged before me on this 13 day of June, 2014  
by **Robert A Cramer**.

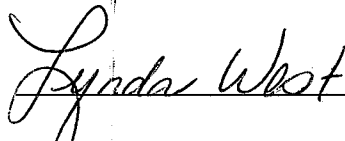
  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 2-10-17

Exhibit A

Lot 17 of NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
TOGETHER WITH a portion of Lot 27 of NIMROD RIVER PARK, more particularly described as follows:

Beginning at the Southeast corner of Lot 17; thence South 1°12' 04" East across Lot 27 to a point on the Northerly bank of the Sprague River; thence in a Southwesterly direction along the Northerly bank of said river to a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 17 and the Northerly river bank; thence, from said intersection North 1°12' 04" West to the Southwest corner of said Lot 17; thence South 76°12' 02" 30" East along the Southerly lot line of said lot to the point of beginning.

348546

3611-009BO-07700

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.