

2014-006501

Klamath County, Oregon



00154916201400065010020020

06/19/2014 10:02:44 AM

Fee: \$47.00

(This space reserved for recording label.)

AFTER RECORDING RETURN TO:

Michael W. Domingos  
PO Box 91  
Beatty, OR 97621

ALL TAX STATEMENTS SENT TO:

Michael W. Domingos  
PO Box 91  
Beatty, OR 97621

**STATUTORY BARGAIN AND SALE DEED**

Debra L. Easter, Grantor, conveys to Michael W. Domingos, Grantee, the following described real property in Klamath County, Oregon:

See Exhibit A.

The actual consideration for this conveyance is \$4,000.00.

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

Dated this 14<sup>th</sup> day of June, 2014.

DEBRA L. EASTER, Grantor

STATE OF OREGON, County of Yamhill ) ss.

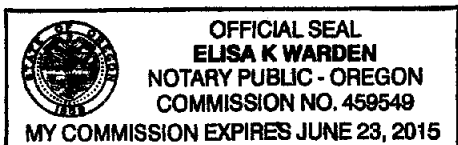
Before me personally appeared the above-named DEBRA L. EASTER and acknowledged that the foregoing instrument was her voluntary act and deed.

Dated: June 14<sup>th</sup>, 2014.

NOTARY PUBLIC FOR OREGON

My Commission Expires: June 23, 2015

jm\powell charles - bargain & sale deed.wpd



## EXHIBIT A

Those portions of Block 18 of Oregon Pines, as same is shown on plat filed June 30, 1969, duly recorded in the office of the County Clerk, Klamath County, Oregon, described as follows:

Lot 63 and that portion of Lot 86 more particularly described as follows: Beginning at the most Southerly point of Lot 19, thence North  $28^{\circ} 32' 10''$  West 640 feet, thence South  $61^{\circ} 27' 50''$  West 300 feet, more or less, to the Easterly line of Lot 64, thence South  $25^{\circ} 11' 50''$  East 240 feet, more or less, to the Southeast corner of Lot 64, thence South  $30^{\circ} 04' 26''$  West 265 feet, thence in an Easterly direction 600 feet, more or less to the true point of beginning.