

2014-007628
Klamath County, Oregon
 07/21/2014 03:05:40 PM
 Fee: \$47.00

ESC **MTL 1396-11412** NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MEANS

Stephen & Judy Carothers
P.O. Box 116, Vale OR 97918

STATE OF OREGON,
 County of _____ } ss.

Grantor's Name and Address
MANFRED N & KELLY J Jackson
531 N Street, Lincoln CA 95618

SPACE RESERVED
 FOR
 RECORDER'S USE

I certify that the within instrument was received for record on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

After recording, return to (Name, Address, Zip):

MANFRED & KELLY Jackson
531 N Street, Lincoln CA 95648

Until requested otherwise, send all tax statements to (Name, Address, Zip):

MANFRED & KELLY Jackson
531 N Street, Lincoln CA 95648

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **Stephen Carothers and Judy Carothers,** as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **MANFRED N Jackson and Kelly J. Jackson as tenants by the entirety**, 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, State of Oregon, described as follows, to-wit:

See Exhibit A Attached.

(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 deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on July 21, 2014; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Stephen Carothers
Judy Carothers

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 21, 2014
 by Stephen Carothers and Judy Carothers

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL STAMP
LINZI ROSE KERR
NOTARY PUBLIC - OREGON
COMMISSION NO. 925599
MY COMMISSION EXPIRES MARCH 16, 2018

Linzi Rose Kerr
 Notary Public for Oregon
 My commission expires 3/16/18

Exhibit A.

A tract of land situated in the SW1/4 NE1/4 AND SE1/4 NW1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8 inch iron rod on the East-West centerline of said Section 35, from which the East one-quarter corner of Section 35 bears North 89° 04' 24" East, 2475.27 feet; thence continuing South 89° 04' 24" West, 165.00 feet along said East-West centerline to a 5/8 inch iron rod; thence North 00° 43' 28" West, 832.40 feet to a 5/8 inch iron rod on the high left bank of Sprague River; thence continuing North 00° 43' 28" West, 60 feet, more or less, to the thread of Sprague River thence upstream following the sinuosities of the thread of said Sprague River to a point from which a 5/8 inch iron rod on the high left bank of Sprague River bears South 00° 43' 28" East, 70 feet, more or less, thence South 00° 43' 28" East, 70 feet, more or less, to said 5/8 inch iron rod; thence continuing South 00° 43' 28" East, 803.72 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for a roadway for ingress and egress, 30 feet in width, over the SW1/4 NE1/4 lying East of the East line of W1/2 W1/2 W1/2 SW1/4 NE1/4, of Section 35, Township 34 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, South of the Sprague River, said roadway to be located South of a line 300 feet South of the South boundary of Sprague River and North of the South boundary of SW1/4 NE1/4 lying East of the East line of the W1/2 W1/2 W1/2 SW1/4 NE1/4, South of the Sprague River of said Section 35 and extending from the tract herein conveyed to the West boundary of the Chiloquin Ridge Road and reserving unto the grantor a 30 foot non-exclusive easement for roadway over the property herein conveyed for the benefit of lands of the grantor adjacent on the West.