

2014-008064

Klamath County, Oregon



00156861201400080640030034

08/04/2014 09:25:52 AM

Fee: \$52.00

After recording return to:
Send Tax Statements to:
Mark Keith

1725 N. 1st Street
~~PO Box 1127~~

Hermiston 97838
~~Crescent Lake, OR 97733~~

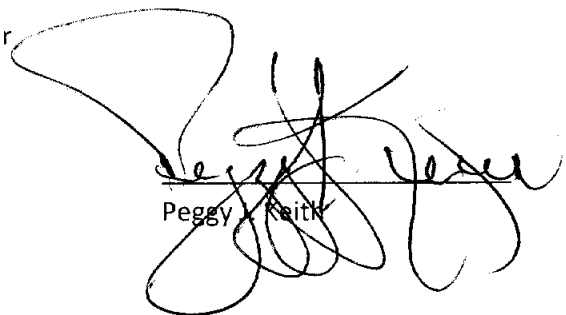
BARGAIN AND SALE DEED

Peggy J. Keith SELLER, Grantor, grants, bargains, sells, and conveys to Mark C. Keith BUYER, Grantee, any and all interest in the property described as follows:

See Exhibit A

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND TO DETERMINE ANY LIMITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

The true consideration for this conveyance is: Other



Peggy J. Keith

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

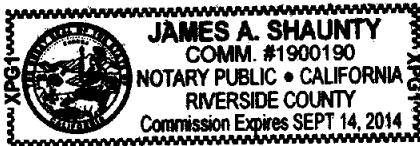
County of RIVERSIDE

On MARCH 11, 2011 before me JAMES A. SHAUNTY, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared PEGGY J. KEITH

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: BARBAIN AND SALE Deed

Document Date: 3-11-11 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☐ Individual ☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

EXHIBIT A

Taxlot 24-06-01AA-00200 after adjustment

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows;

Beginning at the Northwest corner of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1,

Thence, South 89°06'13" East along the North line of said South 1/2, a distance of 125.00 feet,

Thence, South 0°03'56" West, a distance of 94.33 feet to a 5/8" rebar,

Thence, North 74°47'26" East, a distance of 20.62 feet to a 5/8" rebar,

Thence, South 15°12'34" East, a distance of 87.54 feet to a 5/8" rebar on the North right-of-way of Crescent Lake Road (State Highway 429),

Thence, South 74°00'56" West along said right-of-way, a distance of 174.75 feet more or less to the West line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1,

Thence, North 0°03'56" East along said West line, a distance of 223.46 feet to the Point of Beginning of this description.

Said description containing 28.435 sq. ft. (0.65 acres) more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 14, 2003
NORBERT W. VOLNY
58541LS

EXPIRATION DATE: 6/30/2010