

THIS SPACE RESERVED FOR RECORDER



Dana Hill as Conservator for Wanda L. Wolter, a
protected person under case #1400591CV

Attn: Dana C. Hill 1417 Homedale Rd.

Klamath Falls, OR 97603

Grantor's Name and Address

John R. Starkman

13155 Hwy 140 E

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

John R. Starkman

13155 Hwy 140 E

Klamath Falls, OR 97603

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

John R. Starkman

13155 Hwy 140 E

Klamath Falls, OR 97603

Escrow No. MT101517SH

Title No. 0101517

BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Dana Hill as Conservator for Wanda L. Wolter, a protected person under case #1400591CV,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

John R. Starkman and Joyce B. Starkman, 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 anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$114,900.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

\$500.00

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, 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.

In Witness Whereof, the grantor has executed this instrument this 9 day of Sept., 2014; if a corporate grantor, 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.

Dana C. Hill conservator for Wanda L. Wolter
Dana Hill as Conservator for Wanda L. Wolter, a protected
person under case #1400591CV

State of Oregon

County of ~~Klamath~~ Umatilla
JR

This instrument was acknowledged before me on September 9th, 2014 by Dana Hill as Conservator for Wanda L. Wolter, a protected person under case #1400591CV.

Larissa M. Ritzer
(Notary Public for Oregon)
My commission expires 8/18/2015



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Minor Partition 36-91 filed in the office of the County Clerk of Klamath County, Oregon, situated in SE 1/4 SE 1/4 Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and also being described as:

The Easterly 115.50 feet of the following described parcel, to wit:

A portion of Lot 69 of FAIR ACRES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin which bears North 0°03'47" East a distance of 133.0 feet and North 89°49'59" East a distance of 150.0 feet from the 1 inch iron pipe marking the Southwest corner of said Lot 69; thence continuing North 89°49'59" East a distance of 210.0 feet to a point; thence South 0°03'47" West a distance of 132.85 feet, more or less, to the South line of said Lot 69; thence South 89°49'59" West, along said South line, a distance of 210.00 feet to a 1/2 inch iron pin; thence North 0°03'47" West a distance of 133.0 feet to the point of beginning.