

187 2316363-LW

2014-010950
Klamath County, Oregon
10/20/2014 09:32:24 AM
Fee: \$52.00



After recording return to:
JoAnna Schwarz
15561 Viewpoint
Keno, OR 97627

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

File No.: 7021-2316363 (LW)
Date: October 01, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Bonnie Jo Hamilton, Grantor, conveys to **Stephen Schwarz and JoAnna Schwarz, husband and wife**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$1.00**. (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 2 day of October, 2017.

F.
57.00

Bonnie Jo Hamilton
O'Hara
Hamilton
Bonnie Jo Hamilton

STATE OF _____)
County of _____)ss.
County of _____)

This instrument was acknowledged before me on this _____ day _____, 20____
by _____

Notary Public for _____
My Commission Expires: _____

Subscribing Witness *Nelen R O'Hara*

State of Oregon)
County of Klamath)ss.

On this 2 day of October, 2014, before me personally appeared Nelen R. O'Hara, who was a subscribing witness to the foregoing instrument, who being sworn, stated that he resides at Bonanza, Oregon; that he/she knows Bonnie Jo Hamilton, the person described in and who executed the foregoing conveyance, and he acknowledged said instrument to be his voluntary act and deed.

Lynda West
Notary Public for Oregon
My commission expires: 2-10-17

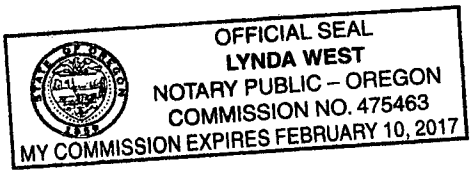


EXHIBIT A

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

A portion of the SE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Summers Lane, a county road in Klamath County, Oregon, which is North 1° 12' East 346.7 feet and thence South 88° 44' West 30 feet from the one quarter corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian; thence North 1° 12' East along the West line of said Summers Lane, a distance of 120.0 feet; thence South 88° 44' West 60.0 feet; thence South 1° 12' West 120.0 feet; thence North 88° 44' East 60.0 feet to the point of beginning, being a parcel of land in the SE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, containing 0.17 of an acre, more or less.

Unofficial Copy