

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRC

2014-011373

Klamath County, Oregon



00160871201400113730020027

10/29/2014 03:19:21 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

LETHA M. EDWARDS
7613 SKYLINE DRIVE
KLAMATH FALLS, OREGON 97603

Grantor's Name and Address

ELEANOR EDWARDS
3415 SHASTA WAY
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

After recording, return to (Name and Address):

ELEANOR EDWARDS
3415 SHASTA WAY
KLAMATH FALLS, OREGON 97603

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

ELEANOR EDWARDS
3415 SHASTA WAY
KLAMATH FALLS, OREGON 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that LETHA M. EDWARDS

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

ELEANOR EDWARDS

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 (legal description of property):

SEE ATTACHED EXHIBIT "A"

(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 \$LOVE & AFFECTION 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 instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 10/28/14; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Letha M Edwards
by Janice Reye Smith
by Power of Attorney

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on October 28, 2014by Janice Reye Smith

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Patricia A. Springer
Notary Public for Oregon
My commission expires April 24, 2017

EXHIBIT "A"

Lots No. 26 and 22A of ENTERPRISE TRACTS, situated in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North right of way line of Shasta Way which lies North 89° 08' East a distance of 2662.3 feet and North 0° 49' West a distance of 15 feet from the iron pin which marks the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, and running thence North 0° 49' West a distance of 116 feet to an iron pin; thence South 89° 08' West a distance of 60 feet to an iron pin; thence North 0° 49' West a distance of 184 feet to an iron pin; thence North 89° 08' East a distance of 180 feet to a point; thence South 0° 49' East a distance of 300 feet to a point on the North right of way line of Shasta Way; thence South 89° 08' West along the North right of way line of Shasta Way a distance of 120 feet, more or less, to the point of beginning.