

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPT

2014-011458

Klamath County, Oregon



00160965201400114580010016

10/31/2014 10:14:24 AM

Fee: \$42.00

Shirley Hoffman
3023 Sing Rd
Klamath Falls, OR 97601

Grantor's Name and Address

Randy J. Myrick

Grantee's Name and Address

After recording, return to (Name and Address):
Randy J. Myrick
4332 Myrtlewood Dr
Klamath Falls, OR 97603

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

Shirley Hoffman
Randy Myrick
4332 Myrtlewood Dr
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Shirley Hoffman

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

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 Falls County, State of Oregon, described as follows (legal description of property):

Beginning at a point 690 feet North of the center of Section 12, Township 39 South, Range 8 East of the Willamette Meridian; thence North 600 feet; thence North 89' West for a distance of 660 feet; thence South 600 feet; thence South 89 49' East for a distance of 600 feet to the point of beginning, containing 10 acres, more or less, and being situated in the S 1/2 NW 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian

(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 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 October 31st 2014; 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 31, 2014

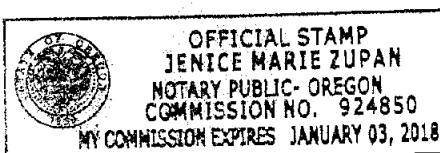
by Shirley Hoffman

This instrument was acknowledged before me on

by

as

of



Jenice M. Zupan
Notary Public for Oregon
My commission expires Jan. 03, 2018