

2014-011611

Klamath County, Oregon

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Clinton & LaVonne Wells
P.O. Box 68
Bonanza, OR 97623



11/05/2014 03:43:24 PM

Fee: \$42.00

GRANTOR:

C. John Wells
P.O. Box 68
Bonanza, OR 97623

GRANTEE:

Clinton John Wells & LaVonne Sue Wells
P.O. Box 68
Bonanza, OR 97623

BARGAIN AND SALE DEED

C. John Wells, Grantor, conveys to Clinton John Wells & LaVonne Sue Wells, tenants by the entirety, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situate in the N½ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the center section line of said Section 10, said point being S. 00°02'06" E. 1145.23 feet from the North quarter corner of said Section 10; thence S. 00°02'06" E. along the said center section line 852.05 feet thence S. 19°16'22" W. 530.67 feet; thence S. 89°30'16" E. 321.41 feet; thence S. 01°22'18" E. 143.82 feet to the East-West center section line of said section 10 thence S. 89°51'55" E. 1166.65 feet to the C-E 1/16 corner; thence N. 00°06'48" E. 1485.91 feet; thence N. 89°48'38" W. 1209.83 feet along the South line of the 12-foot easement; thence N. 00°06'48" E. 12.00 feet; thence N. 89°48'38" W. 110.00 feet to the point of beginning.

SAVING AND EXCEPTING that portion lying Southerly of Bly Mountain Cutoff County Road.

The true and actual consideration for this transfer is an estate plan.

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 30th day of October, 2014.

C. John Wells

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 30 day of October, 2014, C. John Wells, and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission expires: 9/1/18

