

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRC

2014-011842

Klamath County, Oregon



00161439201400118420020024

11/13/2014 11:05:36 AM

Fee: \$47.00

GARY LONG AND SHIRLEY AND
JOHN SCOTT AND LORRIE SCOTT

Grantor's Name and Address

GARY LONG AND SHIRLEY LONG

Grantee's Name and Address

After recording, return to (Name and Address):

GARY LONG AND SHIRLEY LONG

2200 Harpold Rd
Klamath Falls 97603

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

SAME AS ABOVE

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GARY LONG AND SHIRLEY LONG AND JOHN SCOTT AND
LORRIE SCOTT

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

GARY LONG AND SHIRLEY LONG, 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 any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

(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 \$ 525,000.00. 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 Dec 4, 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.

GARY LONG

SHIRLEY LONG

JOHN SCOTT

LORRIE SCOTT

STATE OF OREGON, County of Klamath

ss.

This instrument was acknowledged before me on 11-12-14

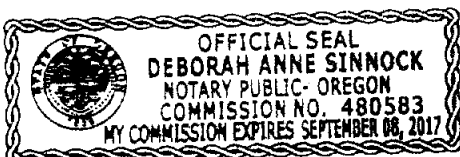
by Gary Long & Shirley Long

This instrument was acknowledged before me on

by

as

of



Deborah Sinnock
Notary Public for Oregon
My commission expires 9-8-17

EXHIBIT "A"

A parcel of land situated in the NE 1/4 SW 1/4 of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 1558.5 feet Northerly along the North-South centerline of said Section 30 from the County Brass Cap Monument on the South quarter corner of said Section 30; thence South 89 degrees 54' West a distance of 326 feet to a point; thence North 0 degrees 06' West 986 feet to the South high water line of Lost River; thence Westerly along the South high water line of Lost River to the West line of the NE 1/4 SW 1/4; thence South along the West line of the E 1/2 W 1/2 to the South boundary line of said Section 30; thence East along said South section line to the Westerly right of way line of Harpold Road; thence Northerly along said Westerly right of way line of Harpold Road to a point North 89 degrees 54' East 363 feet from the point of beginning; thence South 89 degrees 54' West 363 feet, more or less to the point of beginning.