

2014-012068

Klamath County, Oregon



00161709201400120680030035

11/19/2014 09:13:39 AM

Fee: \$52.00

AFTER RECORDING, RETURN TO:

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Linda K. Stastny, Trustee  
36149 Stastny Road  
Malin OR 97632

---

### BARGAIN AND SALE DEED

Linda K. Stastny, Grantor, conveys unto Linda K. Stastny, as Trustee of the Linda Stastny Trust Dated November 14, 2014, and her successors in Trust, Grantees, her interest in the real property in Klamath County, Oregon, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Klamath County Assessor's Parcel No. R-4113-00000-04300-000  
and Property ID Numbers R 595234 and R635174

More commonly referred to as: 36149 Stastny Road  
Malin OR 97632

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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,

BARGAIN AND SALE DEED - 1

52

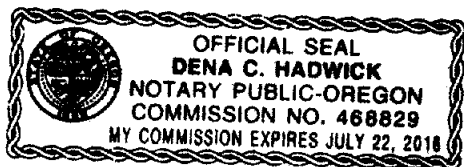
OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 14 day of November 2014.

Linda K. Stastny  
LINDA K. STASTNY

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 14, 2014 by Linda K. Stastny.



Dena C. Hadwick  
Notary Public for Oregon  
My Commission Expires: 7.22.16

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1;**

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 13, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND BEING A PORTION OF GOVERNMENT LOT 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 41 SOUTH, RANGE 13, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE 300 FEET EAST ALONG THE NORTH LINE OF SAID LOT 3 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1000 FEET TO A POINT; THENCE EAST 700 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 3 TO A POINT; THENCE NORTH 1000 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE 700 FEET WEST ALONG THE NORTH LINE OF SAID LOT 3 TO THE TRUE POINT OF BEGINNING.

**PARCEL 2:**

THE FOLLOWING APPURTENANT EASEMENT IS DESCRIBED IN DOCUMENT RECORDED SEPTEMBER 8, 1966 IN VOLUME M66-08992, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, BEING A PORTION OF THE SW1/4 OF SECTION 18, TOWNSHIP 41 SOUTH, RANGE 13, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING IN THE NORTHWEST CORNER OF GOVERNMENT LOT 3 IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 13, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, THENCE 390 FEET EAST ALONG THE NORTH LINE OF SAID LOT 3 TO A POINT; THENCE SOUTH 1000 FEET TO THE TRUE POINT OF BEGINNING; THENCE 11° 15' WEST OF SOUTH 454 FEET TO A POINT; THENCE 56° WEST OF SOUTH 363 FEET TO A POINT ON THE COUNTY ROAD ON THE WEST SIDE OF LOT 4, SECTION 18, TOWNSHIP 41 SOUTH, RANGE 13, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Parcel ID: 4113-00000-04300-000

Commonly known as 36149 Stastny Road, Malin, OR 97632  
However, by showing this address no additional coverage is provided