

2014-012498

Klamath County, Oregon



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12/02/2014 03:35:33 PM

Fee: \$42.00

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

MAIL TAX STATEMENTS:  
Hagerty Land Co., LLC  
28605 Transformer Road  
Malin, OR 97632

Grantor: Claude T. Hagerty and Marilyn S. Hagerty  
28605 Transformer Road  
Malin, OR 97632

Grantee: Hagerty Land Co., Inc.  
28605 Transformer Road  
Malin, OR 97632

## -BARGAIN AND SALE DEED-

Claude T. Hagerty and Marilyn S. Hagerty, as tenants by the entirety, Grantors, convey to Hagerty Land Co., LLC., an Oregon limited liability company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1: The SE1/4 NW1/4, SW1/4 NE1/4 of Section 5, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING that portion more particularly described as follows:

A parcel of land in the Northwest corner of the SE1/4 NW1/4, Section 5, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; said parcel being 160 feet extending East and West and 200 feet North and South and being further described as follows:

Commencing at the Northwest corner of the SE1/4 NW1/4 of Section 5, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; running thence East along the 40 line a distance of 160 feet; thence South 200 feet; thence West 160 feet; thence North to the point of beginning.

ALSO EXCEPTING THEREFROM the Westerly 30 feet of said SE1/4 NW1/4.

PARCEL 2: Parcel 1 of Land Partition 21-04, situated in the SE1/4 and the SW1/4 of Section 5, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3: Parcel 2 of Land Partition 4-93 situated in the NW1/4 NW1/4 of Section 5, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this transfer is Estate Planning.

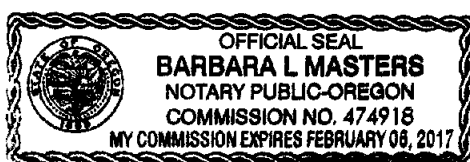
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 19<sup>th</sup> day of November, 2014.

\_\_\_\_\_  
Claude T. Hagerty  
  
\_\_\_\_\_  
Marilyn S. Hagerty

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 19<sup>th</sup> day of November, 2014, the above-named Claude T. Hagerty and Marilyn S. Hagerty and acknowledged the foregoing instrument to be their voluntary act.



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Notary Public for Oregon  
My Commission expires: 5-6-17