

**2014-012806****Klamath County, Oregon****12/11/2014 02:25:10 PM****Fee: \$47.00**HELEN R. O'HARRA

Grantor's Name and Address

NICHOLAS GEORGE NOBLE

Grantee's Name and Address

After recording return to:

NICHOLAS GEORGE NOBLE26175 Hwy. 70Bonanza, OR 97623Until a change is requested all tax statements
shall be sent to the following address:NICHOLAS GEORGE NOBLE26175 Hwy. 70Bonanza, OR 97623Escrow No. MT102085DSTitle No. 0102085

BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

HELEN R. O'HARRA,

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

NICHOLAS GEORGE NOBLE and LINDSEY PAIGE NOBLE, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

All that part of the SE1/4 SE1/4 of Section 36, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County Oregon, lying South of the State Highway.

Also the SW1/4 SE1/4 and all that part of the NW1/4 SE1/4 lying South of the State Highway, all in Section 36, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is a Conveyance of Life Estate.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 11th day of Dec., 2014; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Helen O'Harra
HELEN R. O'HARRA

State of OR
County of KLAMATH

This instrument was acknowledged before me on 12-11-, 2014 by HELEN R. O'HARRA.

Deborah Anne Sinnock
(Notary Public)

My commission expires 9-8-17

