



After recording return to:
Campbell J. Kness and Katya N.
Kness
45859 Gerber Road
Bonanza, OR 97623

Until a change is requested all tax
statements shall be sent to the
following address:
Campbell J. Kness and Katya N. Kness
45859 Gerber Road
Bonanza, OR 97623

File No.: 7021-2310380 (LW)
Date: December 18, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Campbell James Kness, Grantor, conveys to **Campbell J. Kness and Katya N. Kness, husband and wife as Tenants by the Entirety**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$To convey title only**. (Here comply with requirements of ORS 93.030)

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 18 day of December, 2014.

APN: R859752

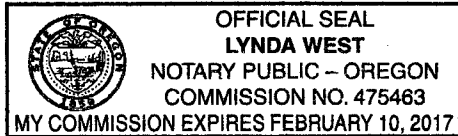
Bargain and Sale Deed
- continued

File No.: 7021-2310380 (LW)
Date: 12/18/2014


Campbell James Kness

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 18 day of December, 2014
by **Campbell James Kness**.



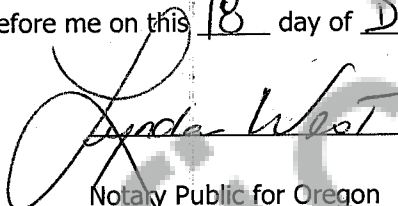

Lynda West
Notary Public for Oregon
My commission expires: 2-10-17

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 3:

All in Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Section 29: W 1/2 SW 1/4, SE 1/4 SW 1/4

Section 30; Government Lots 3 and 4, E 1/2 SW 1/4, SE 1/4

Section 31: All

Section 32: W 1/2

EXCEPTING THEREFROM that portion situated in the SW 1/4 of said Section 29 lying North of the following described line:

Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the West line of said Section 29, from which the West 1/4 corner of said Section 29 bears North 00°36'50" West 1803.81 feet; thence North 86°32'15" East, parallel to and 5.00 feet Northerly of an existing power line, 2592.10 feet to a 5/8" iron pin with Tru-Line Surveying, Inc., plastic cap; thence, continuing North 86°32'15" East to the East line of said SW 1/4 of Section 29. Bearings are based on the survey of property line adjustment 36-97 on file at the office of the Klamath County Surveyor.

ALSO EXCEPTING THEREFROM those portions conveyed to Klamath County by instrument recorded October 3, 1952 in Deed Volume 257, page 133, records of Klamath County, Oregon, being in Sections 31 and 32, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4:

All in Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Section 5: W 1/2, W 1/2 W 1/2 SE 1/4

Section 6: SE 1/4 SE 1/4

EXCEPTING THEREFROM that portion of Sections 5 and 6, Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, of the above described property, conveyed to Johnson Stock Company, an Oregon Corporation, by deed recorded October 7, 1952 in Deed Volume 257, page 167, Deed Records of Klamath County, Oregon.

ALSO FURTHER EXCEPTING that portion of said Sections 5 and 6, Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, as set forth in deed to W.D. Campbell, et ux., by deed recorded December 10, 1945 in Deed Volume 183, page 7, Deed Records of Klamath County, Oregon, as follows:

EXCEPTING a 3 acre tract described as follows:

Beginning at the Northwest corner of SE 1/4 of Section 5, Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence South 1 chain, more or less, to the center of County road running Easterly; thence East and South 20 chains; thence North to a point due East of the point of beginning; thence West to the point of beginning.

All of the NW 1/4 of the SE 1/4 of Section 5, Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, lying North of the centerline of the Old Grohs Ranch Road, but excluding all of that portion of said NW 1/4 of the SE 1/4 of Section 5 lying North of the Road where it has been relocated in part, it being the intention of the parties that said Grohs Ranch Road as originally established and still apparent on the ground, including the disused portions thereof, shall be the South boundary of this parcel;

ALSO EXCEPTING THEREFROM that portion conveyed to Johnson Stock Company, an Oregon corporation by deed recorded March 29, 1954 in Deed Volume 266, page 186, Deed Records of Klamath County, Oregon, as follows:

That portion of the W 1/2 SW 1/4 SE 1/4 of Section 5, Township 41 South, Range 14, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Starting at the Southwest corner of the E 1/2 SW 1/4 SE 1/4 of said Section 5; thence North along the boundary line between the W 1/2 and the E 1/2 of said SW 1/4 SE 1/4 of Section 5 for a distance of 150 feet; thence West and parallel with the South boundary of Section 5 a distance of 50 feet; thence South 150 feet to said South boundary of Section 5; thence East 50 feet along said South boundary of Section 5 to the place of beginning.

ALSO EXCEPT THEREFROM a parcel of land situated in Section 5, Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, being all that portion of the W 1/2 W 1/2 SE 1/4 of said Section 5, lying Easterly of East Langell Valley Road, a County Road and Southerly of the State Line Road, a public road.