

2014-013147

Klamath County, Oregon



00163028201400131470020029

12/22/2014 01:17:25 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Peter P. Lucas
7751 Dehlinger
Klamath Falls, OR 97603

GRANTEE NAME AND ADDRESS

Peter P. Lucas and Deborah
M. Lucas, or the survivor thereof
7751 Dehlinger
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

UNTIL ALL THE CHANGES REQUESTED

SEND TAX STATEMENTS TO

Unchanged

BARGAIN & SALE DEED - STATUTORY FORM

PETER P. LUCAS, Grantor conveys to **PETER P. LUCAS and DEBORAH M. LUCAS or the Survivor thereof, Grantees**, the real property situated in Klamath County, Oregon, and legally described as follows, to-wit:

SEE LEGAL DESCRIPTION SET OUT ON ATTACHED EXHIBIT A,
INCORPORATED HEREIN BY THIS REFERENCE.

The true and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration being for estate planning purposes.

"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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 22 day of December, 2014.


PETER PAUL LUCAS

STATE OF OREGON, County of Klamath ss:

Personally appeared PETER PAUL LUCAS before me on the 22 day of December, 2014, and acknowledged the foregoing instrument to be his voluntary act and deed.




NOTARY PUBLIC FOR Oregon
My Commission Expires: 8-5-18

EXHIBIT A

A parcel of land situated in Government Lots 8, 13 and 18 of Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the Westerly bank of Williamson River and the East line of Government Lot 13; thence Southwesterly along said riverbank 1250 feet more or less to the point of intersection of the South boundary of Government Lot 18 with said riverbank; thence West 283.8 feet; thence North 1980 feet more or less to point of intersection with the North boundary of Government Lot 8; thence East 330 feet more or less to the Northeast corner of W1/2 E1/2 of Government Lot 8; thence South 792 feet more or less to a point that is West 330 feet more or less from the point of beginning; thence East 330 feet more or less to the point of beginning.