

2014-013474

Klamath County, Oregon



00163418201400134740010018

12/31/2014 03:38:06 PM

Fee: \$42.00

## RETURN TO:

Brandsness, Brandsness & Rudd PC  
411 Pine Street  
Klamath Falls, OR 97601

## TAX STATEMENTS TO:

Claude & Marilyn Hagerty  
28605 Transformer Road  
Malin, OR 97632

Grantor: Hagerty Land Co., LLC  
28605 Transformer Road  
Malin, OR 97632

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

## BARGAIN AND SALE DEED

Hagerty Land Co., LLC, an Oregon limited liability company, Grantor,  
conveys to Claude T. Hagerty and Marilyn S. Hagerty, tenants by the entirety,  
Grantee, the following described real property situated in Klamath County,  
Oregon:

The West 30 feet of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  and a parcel of land in the Northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 5, Township 41 South, Range 12 East, of the Willamette Meridian, 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 SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 5, Township 41 South, Range 12 East, 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, all being in Section 5, Township 41 South, Range 12 East, Willamette Meridian.

The true and actual consideration for this conveyance is zero (\$0.00).

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 26<sup>th</sup> day of December, 2014.

*Claude Hagerty*

Hagerty Land Co., LLC  
By: Claude T. Hagerty  
Its: Authorized Member

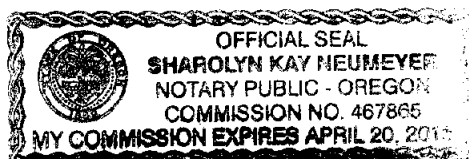
STATE OF Oregon )

) ss.

December 26, 2014

County of Klamath )

Personally appeared, Claude T. Hagerty, who being duly sworn, stated he is the authorized member of Hagerty Land Co., LLC and that said instrument was signed on behalf of said limited liability company by authority of its members; and he acknowledged said instrument was its voluntary act. Before me:



*Sharolyn Kay Neumeier*  
Notary Public for Oregon  
My Commission expires: April 20, 2016