

**2015-001262****Klamath County, Oregon****02/12/2015 09:48:29 AM****Fee: \$57.00****RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE*

**AFTER RECORDING RETURN TO:**Georgia J. Dow10648 Highway 66Klamath Falls, OR 97601**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**Bargain and Sale Deed**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**Georgia J. Dow abd George W. Dow**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**Georgia J. Dow**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ \_\_\_\_\_ ☒ Other**5) SEND TAX STATEMENTS TO:**No change**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL  
(If applicable) ☐ PARTIAL**7) The amount of the monetary  
obligation imposed by the order  
or warrant. ORS 205.125(1)(c)**

\$ \_\_\_\_\_

- 8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: “RERECORDED AT THE REQUEST OF AmeriTitle TO CORRECT legal description of**  
Parcel 2  
**PREVIOUSLY RECORDED IN BOOK** \_\_\_\_\_ **AND PAGE** \_\_\_\_\_ **, OR AS FEE**  
**NUMBER** 2014-013225 **.”**



2014-013225  
Klamath County, Oregon  
12/23/2014 02:29:00 PM  
Fee: \$57.00

Grantor's Name and Address

Grantee's Name and Address

After recording return to:

Georgia J. Dow

10648 Hwy. 66

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

SAME AS ABOVE

Escrow No. MT102367DS

Title No. 0102367

BSD r.020212

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**GEORGIA J. DOW AND GEORGE W. DOW,**

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

**GEORGIA J. DOW,**

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration paid for this transfer, stated in terms of dollars, is other than money.

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.

5700

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1:

The following described property situate in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

~~Section 20: The E1/2 of the SW1/4~~

Section 21: The SW1/4 of the SW1/4; the SE1/4 of the SW1/4; the W1/2 of the SE1/4 and the SE1/4 of the SE1/4

Section 28: The N1/2 of the NE1/4; the NE1/4 of the NW1/4 and the NW1/4 of the NW1/4

Parcel 2:

A tract of land situated in the NW1/4 of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at a point on the section line common to Sections 27 and 28 of Township 39 South, Range 8 East of the Willamette Meridian, from which point the corner common to Sections 21, 22, 27 and 28 bears North 00° 08' 44" East a distance of 401.22 feet, said point also marking the most southwesterly corner of that tract of land described in Volume M83, at page 22319 of Klamath County Deed Records; thence along the southerly line of said Volume M83, at page 22319, South 65° 42' 55" East a distance of 923.35 feet to the True Point of Beginning of this description (South 65° 47' East a distance of 927.43 feet as per Volume M83, at page 22319); thence along the most southerly line of said Volume M83, at page 22319, South 82° 54' 00" East a distance of 289.14 feet (284.84 feet per Volume M83, at page 22319) to a point on the westerly right of way line of the Round Lake Road; thence along said right of way line along the arc of a non-tangent curve to the left having a radius of 410.00 feet and central angle of 02° 30' 00", an arc distance of 17.89 feet (the long chord of which bears South 59° 00' 29" East a distance of 17.89 feet) to a point on the centerline of the Klamath River Wagon Road as now constructed; thence leaving said right of way line and along said centerline North 82° 18' 44" West a distance of 402.26 feet; thence leaving said centerline North 07° 41' 16" East a distance of 32.94 feet to the most southeast corner of that tract of land described in Volume 116 at Page 403 of Klamath County Deed Records; thence South 65° 42' 55" East a distance of 100.91 feet to the True Point of Beginning.

see next page

Parcel 3:

A portion of the NE1/4 of the SE1/4 of Section 21, Township 39 South, Range 8 East, Willamette Meridian, more particularly described as follows:

Beginning at the Section corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the Section line a distance of 1320 feet, more or less, to the Southeast corner of the NE1/4 of the SE1/4 of Section 21; thence West along the South boundary of the NE1/4 of the SE1/4 of said Section 21 a distance of 60.7 feet to the true point of beginning which lies on the center line of the County Road (Round Lake Road); as now constructed; thence along the centerline of said County Road North 48° 56' West 73.7 feet; North 73° 22' West 335.5 feet; North 34° 01' West 658.6 feet and North 26° 21' West 702.7 feet to the North boundary of the said NE1/4 of the SE1/4 of Section 21; thence along said boundary West 202.0 feet; South 1320.0 feet and East 1259.3 feet, more or less to the true point of beginning.

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Parcel 2:

A tract of land situated in the NW1/4 of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the Section line 941.85 feet South of the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 8 East of the Willamette Meridian; thence South along said Section line 284.57 feet to the point of intersection with the Klamath River Wagon Road (County Road); thence North 38° 36' East, 458.00 feet along said right of way; thence South 75° 36' West 295.00 feet to the place of beginning.

Also including that portion added by property line adjustment 20-05

Commencing at a point on the section line common to Sections 27 and 28 of Township 39 South, Range 8 East of the Willamette Meridian, from which point the corner common to Sections 21, 22, 27 and 28 bears North 00° 08' 44" East a distance of 1226.42 feet, said point also marking the most southwesterly corner of that tract of land described in Volume 216, at Page 9 of Klamath County Deed Records; thence North 38° 36' 00" East along the easterly line of said Volume 216, at Page 9 of Klamath County Deed records a distance of 458.00 feet; thence South 50° 56' 02" East a distance of 40.79 feet to a point on the centerline of the Klamath River Wagon Road as now constructed; thence along said centerline, South 39° 03' 58" West a distance of 495.35 feet to the point of curvature of a tangent curve to the right having a radius of 110.00 feet; thence continuing along said centerline and curve through a delta angle of 4° 15' 12" and an arc distance of 8.17 feet (the long chord of which bears South 41° 11' 34" West a distance of 8.16 feet) to a point on said section line common to Sections 27 and 28; thence leaving said centerline and along said section line North 00° 08' 44" East a distance of 58.51 feet to the point of beginning