



THIS SPACE RESERVED FOR

2015-001599
Klamath County, Oregon
02/23/2015 12:01:56 PM
Fee: \$52.00

Brett Setterlund and Shaunalyn Setterlund

Grantor's Name and Address

Brett Setterlund and Shaunalyn Setterlund

16731 Highway 66

Keno, OR 97627

Grantee's Name and Address

After recording return to:

Brett Setterlund and Shaunalyn Setterlund

16731 Highway 66

Keno, OR 97627

Until a change is requested all tax statements
shall be sent to the following address:
Brett Setterlund and Shaunalyn Setterlund
16731 Highway 66
Keno, OR 97627

File No. 33612AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Brett Setterlund and Shaunalyn Setterlund,

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

Brett Setterlund and Shaunalyn Setterlund, 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 any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

See Attached Exhibit "A" Legal Description

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

4007-001B0-00600-000 R787526

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

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.

52.00

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.

In Witness Whereof, the grantor has executed this instrument this 18th day of February, 2015; 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.

Brett Setterlund
Brett Setterlund

Shaunalyn Setterlund
Shaunalyn Setterlund

State of Oregon } ss
County of Klamath }

On this 18th day of February, 2015, before me, Stacy M. Howard a Notary Public in and for said state, personally appeared Brett Setterlund and Shaunalyn Setterlund, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy M. Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 11-18-15

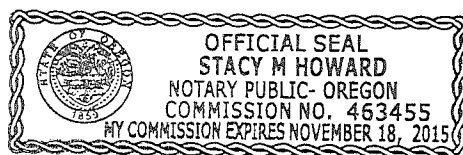


EXHIBIT "A"

A parcel of land situated in Government Lot 3 and the SE1/4 of the NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning on the North line of Government Lot 3 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, at a point thereon distant 330 feet East from the Northwest corner of said Lot 3; thence South 1413.04 feet to the true point of beginning; thence East 299.98 feet to a point; thence South parallel to the West line of said Lot 3, 501.93 feet to the North right of way line of State Highway 66; thence Southwesterly along said North right of way line, 131.85 feet to a point; thence continuing Southwesterly along said North right of way line 197.63 feet to a point at the intersection of a line running North-South from the point of beginning; thence North 621.53 feet to the point of beginning, with bearings based on Minor Partition 20-83 as filed in the Klamath County Engineer's Office.