

18 2369312-LW

First American Title  
404 Main St Ste 1  
Klamath Falls OR 97601

2015-001758

Klamath County, Oregon

02/26/2015 01:57:25 PM

Fee: \$47.00

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

First American Title  
404 Main St Ste 1  
Klamath Falls OR 97601

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT  
**RITA HEFLEY**

herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto  
**KENNETH KNIGHT AND JUDITH KNIGHT, HUSBAND AND WIFE**

herein 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 anywise appertaining, situated in the  
County of Klamath State of Oregon, described as follows, to wit:

**The N1/2S1/2SW1/4SW1/4 of Section 27, Township 35 South, Range 7 E.W.M., Klamath County, Oregon,**  
less a  
**60 foot road right of way, recorded June 11, 1958 in Misc. Volume 12 at page 623, Klamath County,**  
**Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **to clear title\***.

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 the said grantee and grantee's heirs, successors and assigns forever.

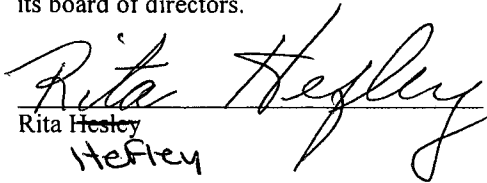
In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**\*Rita Hefley and Marvin Long are the only Heirs of Edna Mae Long (Small Estate 1500550CV) and execute  
this deed to clear title resulting to Real Estate Contract M78 at page 14965 which has been fulfilled.**

F.  
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 20 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.

  
Rita Hesley  
Hesley

State of Oregon  
County of ~~KLAMATH~~ Douglas

This instrument was acknowledged before me on Feb. 20<sup>th</sup>, 2015 by Rita Hesley as her voluntary act and deed.

  
(Notary Public for Oregon)

My commission expires 12-22-2015

