



2015-002293  
Klamath County, Oregon  
03/16/2015 02:30:30 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

Raymond Duane Hinshaw  
1950 Crest Street  
Klamath Falls, OR 97603  
Grantor's Name and Address

Rosella June Hinshaw  
4304 Winter Avenue  
Klamath Falls, OR 97603  
Grantee's Name and Address

After recording return to:  
Rosella June Hinshaw  
4304 Winter Avenue  
Klamath Falls, OR 97603

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

Same as above

File No. 32896AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Raymond Duane Hinshaw,

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

Rosella June Hinshaw,

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:

A tract of land described as follows: Beginning at a point on the East West quarter line which lies North 88 degrees 57' East a distance of 342.0 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing North 88 degrees 57' East along the East West quarter line a distance of 67.5 feet to an iron pin; thence North 1 degree 12' West parallel to the West section line of said Section 11, a distance of 331.4 feet to a point; thence South 88 degrees 57' West parallel to the East West quarter line a distance of 67.5 feet to a point; thence South 1 degree 12' East a distance of 331.4 feet, more or less, to the point of beginning, said tract containing 0.51 acres, more or less, in the S1/2 SW14 NW1/4 of Section 11, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon.

There is reserved for road purposes a strip of land 30 feet wide along the North side of this tract.

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

3909-011BC-05401-000 R874431

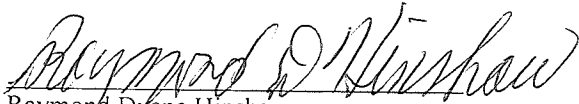
The true and actual consideration paid for this transfer, stated in terms of dollars, is per Decree of Dissolution. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

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 17 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.

  
Raymond Duane Hinshaw

State of Oregon } ss  
County of Klamath }

On this 17 day of February, 2015, before me, Cherice Treasure a Notary Public in and for said state, personally appeared Raymond Duane Hinshaw, 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.



Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: 2/17/2016

