

2015-002794

Klamath County, Oregon



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03/30/2015 03:31:37 PM

Fee: \$47.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL, TAX STATEMENTS:
Rodney & Virginia Blackman
7243 Reeder Road
Klamath Falls, OR 97603

GRANTOR:

Rodney B. Blackman
7243 Reeder Road
Klamath Falls, OR 97603

GRANTEE:

Rodney B. Blackman and
Virginia L. Blackman
7243 Reeder Road
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

Rodney B. Blackman, Grantor, conveys to Rodney B. Blackman and Virginia L. Blackman, tenants by the entirety, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Attached Exhibit "A"

The true and actual consideration for this transfer 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 30 day of March, 2015.

Rodney B. Blackman
Rodney B. Blackman

STATE OF OREGON)
) ss.
County of Klamath)

PERSONALLY appeared this 30th day of March, 2015, Rodney B. Blackman and acknowledged this instrument to be his true act and deed. Before me:



Donna M. Hoffman
Notary Public for Oregon
My Commission expires: 5-22-18

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the Southeast quarter of Section 19, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at an iron pipe marking the intersection of the West right of way line of the County road known as Reeder Road and the South right of way line of the U.S.B.R. #2 Drain as constructed, said iron pipe being 1810.0 feet North and 30.0 feet West of the Southeast corner of Section 19, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon; thence along the said South right of way line of the said U.S.B.R. #2 Drain North $87^{\circ}56'$ West 208.85 feet to an iron pipe; thence South 212.47 feet to an iron pipe; thence East 208.71 feet to an iron pipe on the West right of way line of said Reeder Road; thence North along said right of way of said Reeder Road 204.95 feet more or less to the point of beginning.