

2015-003812

Klamath County, Oregon

04/23/2015 01:48:59 PM

Fee: \$52.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Maxine O Mc Cowen

c/o Darrell Hook
PO Box 1775
Yreka, CA 96097

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

File No.: 7021-2412583 (ALF)

Date: March 23, 2015

STATUTORY BARGAIN AND SALE DEED

Larry E Peacore and Carolyn F Peacore trustees of the Larry E and Carolyn F Peacore Trust dated August 16, 1990, Grantor, conveys to **Maxine O Mc Cowen**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$to clear title**. (Here comply with requirements of ORS 93.030)

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 24 day of March, 2015.

F.
57.00

File No.: **7021-2412583 (ALF)**
Date: **03/23/2015**

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EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Beginning at a point on the South boundary of the U.S.R.S. "A" canal right of way line, which point is 528 feet North of the Northwest corner of the S 1/2 NE 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian; thence South 170 feet; thence East 242 feet, more or less, to an intersection with the Southerly boundary of the U.S.R.S. "A" Canal right of way line, thence North Westerly along said Southerly right of way line to the place of beginning.

Parcel 2:

Also, beginning at a point on the West line of and 280 feet North of the Southwest corner of the N 1/2 NE 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, which point is also the Northwest corner of premises described in deed from John A. Caldwell and Ruby May Caldwell to S. A. Barnum and Louise V. Barnum, recorded October 28, 1947, in Book 213 page 97, deed records of Klamath County, Oregon; thence East along the North line of the Barnum premises 353 feet, more or less, to the Southerly right of way line of the U.S.R.S. "A: Canal; thence Northwesterly along said canal right of way line to the most Easterly corner of premises described in deed from John Caldwell et ux., to John W Caldwell and Myrtle E. Caldwell, husband and wife, recorded September 19, 1946, in Book 196 page 3, deed records of Klamath County, Oregon; thence West 242 feet, more or less, along the South line of said John W Caldwell premises to the West line of said N 1/2 NE 1/4 SE 1/4 of said Section 11; thence South 78 feet, more or less, to the point of beginning.