

2015-004134

Klamath County, Oregon



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04/30/2015 01:57:32 PM

Fee: \$47.00

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

MAIL TAX STATEMENTS:
Wilman B. Proctor
c/o Darrell W. Jacobs
3815 Emerald
Klamath Falls, OR 97601

Grantor:

Carolyn Jean Obenchain
P.O. Box 411
Bly, OR 97622

Grantee:

Wilman B. Proctor
2461 Roberts Creek Road
Roseburg, OR 97470

-BARGAIN AND SALE DEED-

Carolyn Obenchain aka Carolyn Jean Obenchain, Grantor, conveys a one-half interest to Wilman B. Proctor, 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 a gift.

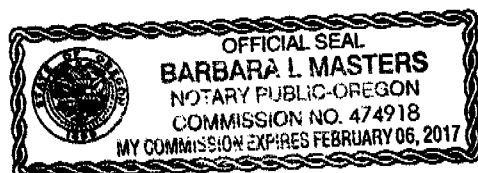
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 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 23 day of April 2015.

Carolyn Jean Obenchain
Carolyn Jean Obenchain

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared before me this 23rd day of April, 2015, the above-named Carolyn Jean Obenchain and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public for Oregon
My Commission expires: 5-6-17

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: The N1/2 of the N1/2 of the NW1/4 of the NW1/4, the NE1/4 of the NW1/4, the S1/2 of the S1/2 of the NW1/4 of the NW1/4, the N1/2 of the N1/2 of the SW1/4 of the NW1/4 and the S1/2 of the N1/2 of the NW1/4 of the NE1/4 of Section 11, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2: The S1/2 of the SW1/4 of the NW1/4, the S1/2 of the SE1/4 of the NW1/4, the S1/2 of the NE1/4, the S1/2 of the S1/2 of the NW1/4 of the NE1/4, the S1/2 of the N1/2 of the NE1/4 of the NE1/4, the S1/2 of the NE1/4 of the NE1/4 and the S1/2 of the S1/2 of the NE1/4 of the SE1/4 of Section 11, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3: The S1/2 of Section 11, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the S1/2 of the S1/2 of the NE1/4 of the SE1/4 of Section 11, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4: The W1/2 of the SW1/4, the SE1/4 of the SW1/4 and the SE1/4 of the SE1/4 of Section 1, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5: The N1/2 of the NE1/4, the SE1/4 of the NE1/4, the SE1/4 of the SW1/4, the SW1/4 of the SE1/4 and the E1/2 of the SE1/4 of Section 12, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6: The SE1/4 of the NW1/4, the N1/2 of the SW1/4, and the SW1/4 of the SW1/4 of Section 12, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 7: All of Section 13, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the S1/2 of the S1/2 of the NW1/4 of the SE1/4 and the S1/2 of the S1/2 of the SW1/4 of the SW1/4 of Section 13, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 8: The S1/2 of the S1/2 of the NW1/4 of the SE1/4 and the S1/2 of the S1/2 of the SW1/4 of the SW1/4 of Section 13, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 9: The N1/2 of Section 14, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 10: The S1/2 of Section 14, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 11: The E1/2 of the W1/2, the SW1/4 of the NE1/4, the NE1/4 of the SE1/4, the W1/2 of the SE1/4, the W1/2 of the SW1/4, and the W1/2 of the NW1/4 of Section 7, Township 36 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 12: N 1/2 of the S1/2 of the NW1/4 of the NW 1/4 of Section 11, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 13: The S 1/2 of the N 1/2 of the SW 1/4 of the NW 1/4 of Section 11, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 14: The N 1/2 of the N 1/2 of the NE 1/4 of the NE 1/4 of Section 11, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 15: The S1/2 of the N1/2 of the NW1/4 of the NW1/4 of Section 11, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 16: The S1/2 of the N1/2 of the SE1/4 of the NW1/4 of Section 11, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.