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2015-004295

Klamath County, Oregon



00168830201500042950010016

05/05/2015 12:31:26 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Sharon V. Powell
3307 Lindley Way
Klamath Falls, Ore 97601

Grantor's Name and Address

Same as above

Grantee's Name and Address

After recording, return to (Name and Address):

Same as above

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Sharon V. Powell

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Sharon V. Powell and Gordon F. Lind not as tenants* 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 _____ County, State of Oregon, described as follows (legal description of property):

* in common but with rights of survivorship.

A tract of land situated in the SW1/4 of Section 5, township 39 South, Range 9 E., W.M., Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South 429.0 feet and East 1420.8 feet from the iron pin which mark the Southwest corner of the NW1/4 NW1/4 of said Section 5; thence East 88.0 feet to an iron pin; thence South 125.0 feet to an iron pin; thence West 88.0 feet to an iron pin; thence North 125.0 feet, more or less, to the point of beginning

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$estate planning. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 05-05-15; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Sharon V. Powell
Sharon V. Powell

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 05-05-15

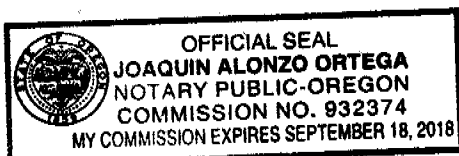
by Sharon V. Powell

This instrument was acknowledged before me on 05-05-15

by Sharon V. Powell

as

of



Joaquin Ortega
Notary Public for Oregon

My commission expires 09-18-2018