

AMERITITLE
39337AM

2015-006844
Klamath County, Oregon
06/26/2015 11:00:37 AM
Fee: \$47.00

RECORDING REQUESTED BY:

GRANTOR:

State of Oregon, Department of Human Services
PO Box 14021
Salem, OR 97309

GRANTEE:

Maria Duran
2020 Applegate Ave.
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Maria Duran
2020 Applegate Ave.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Maria Duran
2020 Applegate Ave.
Klamath Falls, OR 97601

Escrow No: 360615012467-TTCCO042
MAP 3909-011BD 03900-000
4646 Denver Ave
Klamath Falls, OR 97603

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

State of Oregon, Department of Human Services, Grantor, conveys to

Maria Duran, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

See Attached Exhibit "A"

The true consideration for this conveyance is \$26,500.00. (See 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: 6/23/15

State of Oregon, Department of Human Services

X BY Karen Carson
Karen Carson

State of OREGON

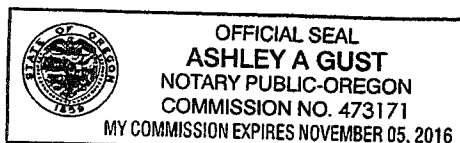
COUNTY of Marion

This instrument was acknowledged before me on June 23rd, 2015

by Karen L. Carson

Ashley Gust, Notary Public - State of Oregon

My commission expires: 11-05-16



360615012467-TTCCO042
Deed (Bargain and Sale – Statutory Form)

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situated in the N1/2SE1/4NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point in the center line of a 60 foot roadway, from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein bears S89°44 1/2' W along the said roadway center line 1682.3 feet to a point in the West boundary of the said Section 11; and N 0°13 1/2' West 1662.5 feet to said section corner, and running thence S 0° 01' East 331.25 feet, to a point in the Southerly boundary of the said N 1/2 SE1/4 NW1/4 of Section 11; thence N 89° 42' East along said boundary line 65.7 feet; thence N 0° 01' W 331.2 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence S 89° 44 1/2' W along said road way center line 65.7 feet, more or less, to the said point of beginning.
