

2015-007417

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00172521201500074170020026

07/08/2015 12:27:40 PM

Fee: \$47.00

BARI MCCOUBREY
4423 WINTER AVE Klamath Falls
 Grantor's Name and Address OR.

Jim McCoubrey
4423 Winter Ave Klamath Falls, OR
 Grantee's Name and Address

After recording, return to (Name and Address):

4423 Winter Ave Klamath Falls OR

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

BARI AND JIM MCCOUBREY
4423 Winter Ave Klamath Falls OR

SPACE RESERVED
 FOR
 RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that BARI MCCOUBREY

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Jim McCoubrey And Bari McCoubrey & Husband And wifehereinafter 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 Klamath County, State of Oregon, described as follows (legal description of property):SEE ATTACHED EXHIBIT A

(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 \$ 0.^① 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.^① (The sentence between the symbols ^①, 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 7-8-15; 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.

STATE OF OREGON, County of Klamath

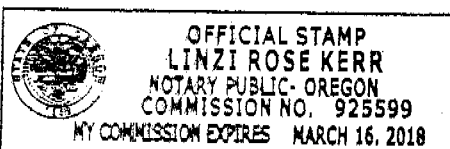
This instrument was acknowledged before me on 7/8/15 ss.
 by Bari McCoubrey

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Linzi Rose Kerr
 Notary Public for Oregon
 My commission expires March 16, 2018

LEGAL DESCRIPTION

"EXHIBIT A"

A tract of land described as follows:

Beginning at a point which lies North 1°12' West a distance of 331.4 feet along the section line, and North 88°57' East a distance of 814.5 feet from the iron axel which marks the 1/4 section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence continuing North 88°57' East a distance of 67.5 feet to a point; thence North 1°12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S1/2 SW1/4 NW1/4 of Section 11; thence South 88°58' West along the North line of the S1/2 SW1/4 NW1/4 of Section 11 a distance of 67.5 feet to an iron pin; thence South 1°12' East a distance of 331.4 feet, more or less to the point of beginning, being in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion lying within Winter Avenue.