

AMERITITLE
1396-11574

2015-007686

Klamath County, Oregon

07/15/2015 09:31:41 AM

Fee: \$52.00

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Until a change is requested,
send all tax statements to:

NO CHANGE

After recording, return to:

DAVID RAY ROWLER

RE: ACCOUNT #SA970077

PO BOX 172

KINNEAR, WY 82516

BARGAIN AND SALE DEED

(Statutory Form)

Anna Boer, Charlotte A. Harper, Danny D. Boer and Dean R. Boer and Delores E. Rucker, Grantors, convey to David Ray Fowler, Grantee, the following described real property, situated in Linn County, Oregon, to-wit:

See attached Exhibit "1"

The true consideration for this conveyance is: \$115,000.00.

THIS INSTRUMENT WILL 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 APPROVED USES.

Dated this 3rd day of May, 2005.

Anna M Boer

Anna Boer

Charlotte Ann Harper

Charlotte A. Harper

Danny Dean Boer

Danny D. Boer

Dean R. Boer

Dean R. Boer

Delores E Rucker

Delores E. Rucker

ACKNOWLEDGEMENTS APPEAR ON FOLLOWING PAGES

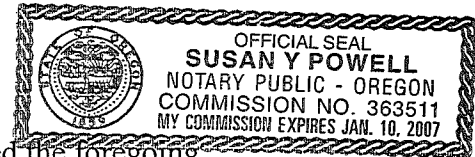
STATE OF OREGON) ss
County of Lane)

Personally appeared the above-named Anna Boer, Charlotte A. Harper and Delores E. Rucker, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 3rd day of May, 2005.

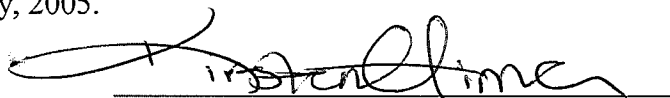

Notary Public for Oregon

STATE OF OREGON) ss.
County of)



Personally appeared the above-named Danny D. Boer, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 10th day of May, 2005.

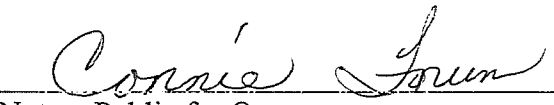

Notary Public for Oregon

STATE OF OREGON) ss.
County of Washington)



Personally appeared the above-named Dean R. Boer, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 3rd day of May, 2005.


Notary Public for Oregon

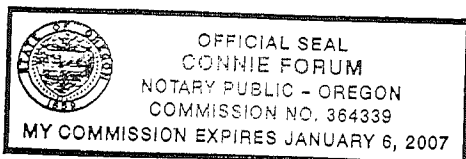


EXHIBIT 1

PARCEL I:

A strip of land 100 feet wide, being 50 feet on each side of and parallel with the center line survey of the Oregon Electric Railway Company as same is now located over, across and upon the Northwest quarter of Section 32, Township 13 South, Range 1 East of the Willamette Meridian, Linn County, Oregon; said center line survey being more particularly described as follows:

Beginning at a point on the West line of Section 32, aforesaid Township and Range, and from which point the Northwest corner of said Section bears North 0°43' East a distance of 370.0 feet; thence South 82° 08' East a distance of 2670.0 feet to a point on the East line of the Northwest quarter of said Section 32 and from which point the Northeast corner of the Northwest quarter of Section 32, Township 14 South, Range 1 East of the Willamette Meridian, bears North 713 feet.

EXCEPTING THEREFROM that certain tract of land deeded to Gail J. Caswell and Agnes P. Caswell by deed recorded August 25, 1976 in Volume 143, Page 46, Microfilm Records, Linn County, Oregon.

ALSO EXCEPTING THEREFROM that certain tract of land deeded to Reese Watkins by deed recorded November 15, 1977 in Volume 183, Page 578, Microfilm Records, Linn County, Oregon.

PARCEL II:

Beginning at an iron pipe set on the South line of the Oregon Electric Railway Company right of way which is South 82°08' East 1952 feet from the intersection of the South line of said railway right of way and the West line of Section 32, Township 14 South, Range 1 East of the Willamette Meridian, Linn County, Oregon; thence South 20° East 298.2 feet to an iron pipe set on the North side of the County Road; thence 20° East to the center of the Calapooia River; thence Easterly along the center of said river to the East line of the Northwest quarter of said Section; thence North along the East line of said Northwest quarter to the South line of the Oregon Electric Railway Company right of way; thence West along the South line of said railway right of way to the point of beginning.

SUBJECT TO THE FOLLOWING RESERVATIONS:

1. Reservations by Oregon Electric Railway Company, an Oregon corporation in that certain deed recorded March 29, 1976 in Volume 130, Page 461 Microfilm Records, Linn County, Oregon.
2. The assessment roll and the tax roll disclose that the premises herein described have been specifically assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for previous years in which the forest use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given (Affects Parcel II).