

187 2487033-LW
RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON REPRESENTING THE ATTACHED INSTRUMENT
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

2015-009785

Klamath County, Oregon

09/02/2015 01:24:10 PM

Fee: \$52.00

After Recording Return To:

**Katherine A Kroeker
3178 E Langell Valley Rd
Bonanza, OR 97623**

1. Title(s) of the Transaction(s) ORS 205.234(a):

Bargain and Sale Deed

2. Direct Party/Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160:

James and Mary OKeefe

3. Indirect Party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160:

Katherine A Kroeker

4. Send Tax Statements To:

Same as Above

5. True and Actual Consideration:

N/A

6. Deed Reference:

**Rerecorded at the request of the Grantee to attach the full legal description.
Previously recorded in 2015-5130.**

1.
57.00

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2015-005130

Klamath County, Oregon



00169776201500051300010018

05/19/2015 02:52:33 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

JAMES & MARY OKEEFE

Grantor's Name and Address
KATHERINE A. KROEGER
3178 E. LANGELL VALLEY RD
BONANZA, OR. 97623

Grantee's Name and Address
After recording, return to (Name and Address):
KATHERINE A. KROEGER
3178 E. LANGELL VALLEY RD
BONANZA, OR 97623

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

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JAMES AND MARY OKEEFE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KATHERINE A. KROEGER 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 Klamath County, State of Oregon, described as follows (legal description of property):

TWP 39 R6E11 BLOCK SEC 10 TRACT POR EAST BONANZA, ACRES 1.42 POTENTIAL ADDITIONAL TAX LIABILITY. R3911-01000-02100-000

TWP 39 R6E11, BLOCK SEC 10, TRACT POR SW 4 SE 4 EAST BONANZA ACRES 1.00 R3911-01000-02900-000

(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. 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 _____; any signature on behalf of a business or other entity is made with the authority of that entity.

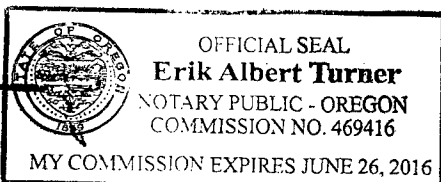
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 32.010 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.

James P Okeefe
Mary R Okeefe

STATE OF OREGON, County of COOS ss.

This instrument was acknowledged before me on 5/21/15 by JAMES P. OKEEFE, MARY R. OKEEFE

This instrument was acknowledged before me on _____ by _____ as _____ of _____



Notary Public for Oregon
My commission expires 6/26/16

PARCEL 4:

BEGINNING AT A POINT 1345 FEET WEST AND 810 FEET NORTH FROM THE CORNER OF SECTIONS 10, 11, 14 AND 15, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON, THIS BEING THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED FROM A. J. HICKMAN AND OTHERS TO F. W. BOLD, RECORDED IN VOLUME 97, PAGE 169 OF KLAMATH COUNTY DEED RECORDS; THENCE FROM SAID POINT OF BEGINNING IN A SOUTHERLY DIRECTION PARALLEL TO THE EAST BOUNDARY OF SAID TRACT 300 FEET; THENCE WESTERLY AT RIGHT ANGLES TO SAID EAST BOUNDARY LINE 145 FEET; THENCE NORTHERLY PARALLEL TO SAID EAST BOUNDARY LINE 300 FEET; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID TRACT 145 FEET TO THE PLACE OF BEGINNING; CONTAINING APPROXIMATELY ONE ACRE AND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL 5:

BEGINNING AT A POINT ON THE EASTERLY LINE OF WEST PARK STREET, EAST BONANZA, OREGON, WHICH IS WEST 1890 FEET AND NORTH 810 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 10, 11, 14, AND 15, TOWNSHIP 39 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, SAID POINT OF BEGINNING IS THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND HERETOFORE CONVEYED TO F. W. BOLD BY DEED RECORDED IN VOLUME 87 PAGE 124, DEED RECORDS OF KLAMATH COUNTY, OREGON, AND REVISED BY DEED CORRECTION DATED MARCH 21, 1932; THENCE EASTERLY AT RIGHT ANGLES TO WEST PARK STREET 250 FEET; THENCE NORTHERLY PARALLEL WITH WEST PARK STREET 30 FEET; THENCE EASTERLY AT RIGHT ANGLES WITH THE WEST PARK STREET 80 FEET; THENCE SOUTHERLY PARALLEL WITH WEST PARK STREET 30 FEET; THENCE EASTERLY AT RIGHT ANGLES TO WEST PARK STREET 540 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF KLAMATH COUNTY MARKET ROAD NUMBER 3, ALSO KNOWN AS THE BONANZA-LORELLA NORTH ROAD AND THE LANGELL VALLEY MARKET ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID MARKET ROAD 690 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE FIRST DESCRIPTIVE PARAGRAPH OF THAT CERTAIN DEED TO W. H. KITTS, WHICH DEED IS DATED MARCH 29, 1930 AND RECORDED IN VOLUME 91 PAGE 111, DEED RECORDS; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID KITTS TRACT 210 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH BOUNDARY OF THE SAID KITTS TRACT AND SAID SOUTHERLY BOUNDARY EXTENDED, 285 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID WEST PARK STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID WEST PARK STREET 60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. BEING A PORTION OF THE SE 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, FORMERLY A PART OF EAST BONANZA OR SHOOK'S ADDITION.