

BLS

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



2015-010278

Klamath County, Oregon



00176033201500102780020029

09/16/2015 02:33:05 PM

Fee: \$47.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Gary E. Neumeister  
P O Box 21  
Sprague River, OR 97639

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

Gary E. Neumeister  
156 Oakridge Dr.  
Dayton, NV 89403

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Gary E. Neumeister and Pamela D. Neumeister

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Gary E. Neumeister and Pamela D. Neumeister, husband and wife, 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):

See attached description

\* Pursuant to order # OR 2016-002 for vacation of property line.

(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 \$ \*. 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 16 September 2015; 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

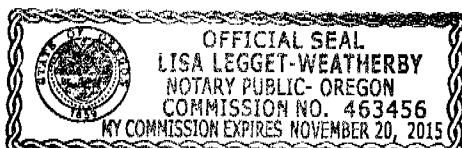
This instrument was acknowledged before me on September 16, 2015 by Gary E. Neumeister and Pamela D. Neumeister

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Lisa Weatherby  
Notary Public for Oregon  
My commission expires 11/20/2015

Legal Description  
Neumeister 3309-01

All that certain real property situate in the County of Klamath, State of Oregon, being described as follows:

A portion of the Northeast Quarter of Southeast Quarter of Section 34, Township 35 South, Range 10 East, Willamette Meridian, also known previously as Lot 23, Block 2 on Plat of Juniper Acres, and being more particularly described as follows:

BEGINNING at a 5/8 inch pin with cap shown upon that certain Klamath County Land Partition 50-97, also being the Northwest corner of said Lot; thence East to a 1/2 inch pin per said Plat, 599.37 feet; thence South, to a 1/2 inch pin per said Plat, 362.50 feet; thence West, to a 1/2 inch pin per said Plat, 599.37 feet; thence to said point of beginning, North 362.50 feet, and containing 5 acres of land, more or less.

The bearing along the south line of said lot per Plat of Juniper Acres was taken as the basis of bearing for this legal description.