2015-010567

Klamath County, Oregon 09/24/2015 11:59:59 AM

Fee: \$47.00

Mail Tax Statements To: Wendi R. Carleton PO Box 576 Merrill, OR 97633

When Recorded, Return To: Stefanie L. Burke Hornecker Cowling LLP 717 Murphy Road Medford, OR 97504

BARGAIN AND SALE DEED

CARLETON

I, GREGORY G. *CARLTON, Grantor, hereby convey to WENDY R. CARLTON, Grantee, the real property situated in Klamath County, Oregon, and more particularly described as set forth in the attached Exhibit A, incorporated herein by this reference.

There is no dollar consideration paid for this transfer.

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.

> Gregoryld. Carlton, Grantor CARLETON

STATE OF OREGON)

) ss.

County of Klamath

On this day of of the individual described herein, and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

OFFICIAL SEAL

J. BELINDA KERZEL

NOTARY PUBLIC-OREGON

COMMISSION NO. 477366

MY COMMISSION EXPIRES APRIL 26, 2017

Notary Public for Oregon

BARGAIN & SALE DEED
H:\USER\FILES\30185-001\B-S Deed.16161 Anderson Rd

EXHIBIT "A"

E2SWr Section 36 Township 40 South, Range 10 E.W.M., saving and excepting therefrom the following described parcel: Beginning at the Southeast corper of said SWr, said point of beginning being on the North right of way line of the existing county road; thence Northerly of 600 feet; thence Westerly a distance of 200 feet; thence South and 600 feet to the Westerly right of way line of said canal a distance of East along said Northerly right of way line of the county road; thence more or less, to the point of beginning. Also saving and excepting any drains and laterals.