



**2015-010747**  
**Klamath County, Oregon**  
09/30/2015 11:49:32 AM  
Fee: \$52.00

Franklin J. Melsness

P.O. Box 313

Bly, OR 97622

Grantor's Name and Address

Franklin J. Melsness

P.O. Box 313

Bly, OR 97622

Grantee's Name and Address

After recording return to:

Franklin J. Melsness

P.O. Box 313

Bly, OR 97622

Until a change is requested all tax statements  
shall be sent to the following address:

Franklin J. Melsness

P.O. Box 313

Bly, OR 97622

Escrow No. LA12974KW

Title No. 0012974

BSD r.020212

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Franklin J. Melsness and Janet G. Melsness fka Janet G. Stripe,**

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

**Franklin J. Melsness and Janet G. Melsness, as tenants by the entirety**

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 anyway appertaining, situated in the County of **LAKE**, State of Oregon, described as follows, to wit:

**\*\* See Attached Exhibit "A" \*\***

The true and actual consideration paid for this transfer, stated in terms of dollars, is **Schange vesting.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 25 day of September, 2015 if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Franklin J. Melsness by Janet G. Melsness  
Franklin J. Melsness by Janet G. Melsness as his attorney in fact as her attorney in fact.  
Janet G. Melsness  
Janet G. Melsness

State of Oregon  
County of LAKE

This instrument was acknowledged before me on September 25 2015 by Janet G. Melsness for Franklin J. Melsness, as his attorney in fact and Janet G. Melsness.



Kristen Wells  
(Notary Public for Oregon)

My commission expires 6-18-2016

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A portion of Lots 3 and 4, Section 2, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of that particular tract of real property described in Volume 93, page 174, Deed Records of Klamath County, Oregon, which corner is described therein as being on the North line of Section 2, Township 37 South, Range 14 East of the Willamette Meridian, a distance of 840 feet West of the Northeast corner of the NW1/4 thereof; thence South along the West boundary of the aforesaid particular tract of real property, and boundary extended, a distance of 1303.0 feet, more or less, to the Northerly right of way boundary of the Klamath Falls-Lakeview Highway; thence North 66° 43' West along said highway right of way boundary, a distance of 1596.5 feet, more or less, to the Easterly boundary of that particular tract of land described in Volume 300, page 126, Deed Records of Klamath County, Oregon; thence North 6° East along said Easterly boundary 672.0 feet to the North boundary of aforesaid Section 2; thence East along the North boundary of Section 2, 1,465.0 feet, more or less, to the Point of Beginning.

EXCEPTING a tract of land in Section 2, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Those portions of the Northerly 50 feet of Government Lots 3 and 4 lying Easterly of the tract of land conveyed by Lewis A. Cobb and Mary Bell Cobb to Weyerhaeuser Timber Company, recorded June 11, 1958 in Volume 300, page 126, Deed Records of Klamath County, Oregon, and Westerly of a perpendicular line drawn Southerly at a point 3,327 feet Westerly from the Northeast corner of said Section 2.

**PARCEL 2:**

A portion of Lots 3 and 4, Section 2, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of that particular tract of real property described in Volume 93, page 174, Deed Records of Klamath County, Oregon, which corner is described therein as being on the North line of Section 2, Township 37 South, Range 14 East of the Willamette Meridian, a distance of 840 feet West of the Northeast corner of the NW1/4 thereof; thence South along the West boundary of the aforesaid particular tract of real property and boundary extended, a distance of 210 feet to the True Point of Beginning; thence continuing South 1,093.0 feet, more or less, to the Northerly right of way boundary of the Klamath Falls-Lakeview Highway; thence South 66° 43' East along said highway right of way boundary, a distance of 129 feet to a point; thence North parallel to the West line of this description, a distance of 1,110.00 feet to a point 85 feet due East of the True Point of Beginning; thence West 85 feet to the Point of Beginning.