

2015-012673

Klamath County, Oregon

Grantor: Deanne F. Simmons  
1642 Depot Road  
Malin, Oregon 97632

Send all tax statements to Grantee:

Deanne F. Simmons  
Kathleen D. Simmons  
1642 Depot Road  
Malin, Oregon 97632



00178909201500126730010019

11/20/2015 09:35:39 AM

Fee: \$42.00

After recording, return to:

Deanne F. Simmons  
Kathleen D. Simmons  
1642 Depot Road  
Malin, Oregon 97632

**BARGAIN AND SALE DEED**

RESERVED FOR RECORDER'S USE

KNOW ALL BY THESE PRESENTS that Deanne F. Simmons, for no consideration other than estate planning, does hereby grant, bargain, sell and convey with joint ownership to Deanne F. Simmons & Kathleen D. Simmons, hereinafter called grantee, and with 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 Jackson County, State of Oregon, described as follows, to-wit:

Exhibit "A"

A portion of Lot 15 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Southeastery right of way line of the county road, known as the Depot Road, extending from the City of Malin, Oregon, to the Great Northern Railroad Depot, which point of the beginning bears South 89 degrees 59' East 296.4 feet and thence South 256.9 feet from the brass cap monument marking the Northeast corner of Lot 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, and which point the beginning is in a line which lies 30 feet, more or less, East from the East line of the parcel of land deeded to the City of Malin and described in a deed recorded in Klamath County deed Records, Volume 178 at Page 311, thence South, parallel to the West line of Lot 15 of Section 16, a distance of 76.8 feet; thence North 89 degrees 34' East 111.56 feet; thence North 114.4 feet, more or less, to the Southeastery line of Depot Road; thence South 71 degrees 00' West, along the Southeastery line of said Depot Road, 118.1 feet, more or less, to the point of the beginning.

Property Address : 1642 Depot Road Malin, Oregon 97632 (Code 16 Map 4112-16KDC TL 500)

Consideration: No consideration; estate planning.

SUBJECT TO: agreements, easements, reservations, restrictions, limitations, exceptions, covenants, conditions, rights of way, other rights of the public, zoning ordinances, deeds of trusts, mortgages, liens, taxes, assessments and encumbrances of record.

Grantor gives a special power of attorney to Deanne F. Simmons & Kathleen D. Simmons to execute title transfers as may be required.

IN WITNESS WHEREOF, I set my hand on October 16, 2015

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, AND SECTIONS 2 OT 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 30.090, 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 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON

COUNTY OF Klamath } ss.

Deanne F. Simmons  
Deanne F. Simmons

on October 16, 2015, before me appeared Deanne F. Simmons, who proved to me to be the person whose name is subscribed to this instrument, consisting of one (1) page, and acknowledged he executed it and as his voluntary act and deed.

Joanne L Johnson  
Notary Public for the State of Oregon

Printed Name

JOANNE L JOHNSON

Residing at

206 E Front St Merrill OR 97633

My Commission Expires:

MAY 17, 2016