

2015-012771

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD



00179020201500127710010013

11/23/2015 03:32:06 PM

Fee: \$42.00

LOIS M. HIBBERT STEPHENSON

3218 SUMMERS LAND

KLAMATH FALLS OR 97603

Grantor's Name and Address

LOIS M. STEPHENSON

3218 SUMMERS LANE

KLAMATH FALLS OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

SAME AS ABOVE

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

SAME AS ABOVE

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that LOIS M. STEPHENSON WHO ACQUIRED TITLE AS LOIS M. HIBBERT STEPHENSON

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LOIS M. STEPHENSON AND MICHAEL L. STEPHENSON, WITH RIGHTS OF SURVIVORSHIP

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):

A tract of land situated in the Northeast 1/4 of the Northeast 1/4 of Sec. 10, Twp. 39 South, Range 9 E.W.M., more particularly described as follows: Beginning at an iron pin on the westerly right of way line of Summers Lane which lies South 89 degrees 40' West, a distance of 30 feet and North 1 degree 12' West a distance of 462.9 feet from an iron pin in the center of Summers Lane which marks the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Sec. 10, Twp. 39 South, Range 9 E.W.M., thence: Continuing North 1 degree 12' West along the westerly right of way line of Summers Lane a distance of 83 ft. to an iron pin; thence South 89 degrees 40' West a distance of 239 ft. to an iron pin which lies on the Easterly right of way line of the U.S.R.S. Drain; thence South 4 degrees 22' East along said Easterly right of way line of the U.S.R.S. Drain a distance of 83 ft. to an iron pin; thence North 88 degrees 54' East a distance of 233.7 feet, more or less to the point of beginning, containing 0.40 acres, more or less, in the Northeast 1/4 of the Northeast 1/4 of Sec. 10, Twp. 39 S.R. 9 E.W.M.

(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 ①, 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 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.

LOIS M. STEPHENSON

STATE OF OREGON, County of Klamath ss.

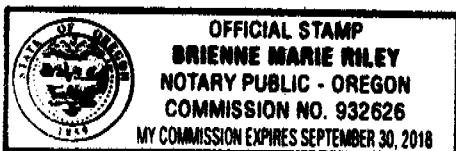
This instrument was acknowledged before me on November 6, 2015 by Lois M. Stephenson

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Brienne Marie Riley

Notary Public for Oregon

My commission expires September 30, 2018