

Returned at Counter
Libby Gallagher

After recording return to:

Jan R. and Martha A. Underwood
P.O. Box 244
Crescent, OR 97733

MARY ANN KEOWN
19306 GALEN RD
BEND, OR 97702

2016-000413
Klamath County, Oregon



00180962201600004130020020

01/15/2016 10:51:32 AM

Fee: \$47.00

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

Jan R. and Martha A. Underwood
P.O. Box 244
Crescent, OR 97733

MARY ANN KEOWN
19306 GALEN RD
BEND, OR 97702

STATUTORY
BARGAIN AND SALE DEED

Mary Ann Keown, Trustee of the Keown Revocable Living Trust, Grantor, conveys to Jan R. Underwood and Martha A. Underwood, Husband and Wife, Grantees, the following real property situated in Klamath County, Oregon, to-wit:

See Exhibit A attached hereto and made part hereof.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 242, OREGON LAWS 2007, AND 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 LAWFULL 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".

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030).

The land described in attached "Exhibit A" shall be combined with the land described in Deed Volume M75, Page 5805 and Deed Volume M76, Page 6527 of the Klamath County Deed Records. This conveyance is pursuant to "Property Line Adjustment 10-12" and does not create a separate parcel of land.

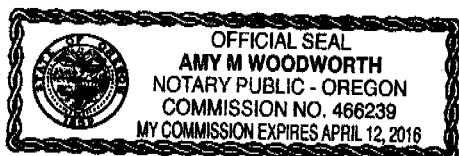
Dated this 6 day of JANUARY, 202016

Mary Ann Keown
Mary Ann Keown

STATE OF Oregon
County of Deschutes ss}

This instrument was acknowledged before me on January 6th 2016

By Mary Ann Keown



[Signature]

Notary Public for the State of: Oregon
My commission expires: April 12, 2016

EXHIBIT "A"

A tract of land situated in the SE1/4 SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the west line of that parcel of land described in Deed Volume 2010 at page 011367 of the Klamath County Deed Records, from which the West 1/16 corner common to Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and said Section 25 bears S00°23'21"E 441.87 feet and S89°42'26"W 450.00 feet; Thence S01°19'26"E 441.94 feet to a point on the south line of that parcel of land described in said Deed Volume 2010 at page 011367; Thence S89°42'26"W, along the said south line, 7.21 feet to the southwest corner of said deed volume; Thence N00°23'21"W 441.87 feet to the point of beginning, containing 0.04 acres, more or less.