

2016-000609

Klamath County, Oregon



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01/21/2016 03:06:27 PM

Fee: \$47.00

After recording, return to :
 Brandsness, Brandsness & Rudd, P.C.
 Attorneys at Law
 411 Pine Street
 Klamath Falls, OR 97601

Send tax statements to:
 Rodney and Virginia Blackman
 7243 Reeder Road
 Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Blackman Land Co., an inactive Oregon partnership, as Grantor, whose address is 7243 Reeder Road, Klamath Falls, OR 97603, conveys to Rodney B. Blackman and Virginia L. Blackman, husband and wife, as Grantees, whose address is 7243 Reeder Road, Klamath Falls, OR 97603, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

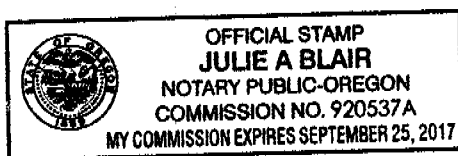
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED this 19th day of January, 2016.

Rodney B. Blackman, Partner
 of Blackman Land Co.

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared before me this 19th day of January, 2016, the above-named Rodney B. Blackman, Partner of Blackman Land Co., as Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Notary Public for Oregon
 My Commission expires: 9/25/2017

Exhibit A

The following described real property situated near Reeder Road in Klamath County, Oregon, lying Easterly of the U.S.B.R. No. 2 Drain:

A tract of land situated in Section 20, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

All of the SW1/4 SE1/4 and S1/2 SW1/4 Section 20, and all that portion of the NW1/4 SW1/4 of said Section described as follows:

Beginning at the SW corner of the NW1/4 SW1/4 of said Section 20; thence North on the West section line of said Section a distance of 223 feet; thence East 677 feet; thence North 437 feet; thence East 313 feet; thence South 660 feet; thence West 990 feet to the point of beginning.

SAVING AND EXCEPTING from the above-described premises that certain tract of land containing one acre, more or less, conveyed to Duane Blackman and Darlene Blackman, his wife, by deed dated May 27, 1959, and recorded in Volume 312, Page 646, Klamath County Deed Records.

Also, SAVING AND EXCEPTING from the above described premises that certain real property as conveyed in the Deed recorded in Volume M75, Page 10982, records at Klamath County, Oregon.

Property Tax ID #600139

Property Tax ID #798220