

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2016-000987

Klamath County, Oregon



00181669201600009870020027

02/01/2016 11:08:15 AM

Fee: \$47.00

BARBARA BROWNSON  
5641 HOMEDALE RD.  
KLAMATH FALLS OR 97603

Grantor's Name and Address

BARBARA BROWNSON  
5641 HOMEDALE RD.  
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

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

BARBARA BROWNSON

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

BARBARA BROWNSON AND STEVEN MINIFIE, JWROS

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):

5641 HOMEDALE RD, KLAMATH FALLS, OR 97603

SEE ATTACHED LEGAL DESCRIPTION

MAP NO: R-3909-014 DA-05900 KEY# R575345

(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 \$ LOVE & AFFECTION. 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 ®, 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 FEBRUARY 1<sup>st</sup>, 2016; 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.

Barbara Brownson

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 2/1/16 ss.

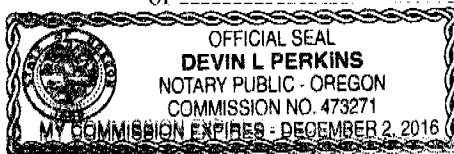
by Barbara Brownson

This instrument was acknowledged before me on 2/1/16

by

as

of



Notary Public for Oregon

My commission expires

12-2-2016

### **Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land in the S 1/2 of the NE 1/4 SE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at an iron pipe on the East line of Homedale Road 30 feet East and 228.65 feet South from the Northwest corner of said S 1/2 of the NE 1/4 of SE 1/4 and running thence North 89°37' East 187.8 feet; thence South parallel to Homedale Road 160 feet to an iron pipe; thence South 89°37' West 187.8 feet to an iron pipe on the East line of Homedale Road; thence North along said East line 160 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof described in Deed to Timothy Kerns, et al, recorded July 1, 1999, in Volume M99, page 26370, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Situated in the S 1/2 NE 1/4 SE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Easterly right of way line of Homedale Road from which the C-N-SE 1/64 of said Section 14 bears North 00°00'20" East 228.65 feet and South 89°39'25" West 30.00 feet; thence South 89°39'25" East 187.79 feet; thence South 00°00'20" West 60.00 feet; thence South 89°39'25" West 187.79 feet to the said Easterly right of way line of Homedale Road; thence North 00°00'20" East 60 feet to the point of beginning. (Based on Property Line Adjustment 10-99 on file in the office of the Klamath County Surveyor)