

2016-001047

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00181745201600010470020027

02/02/2016 01:50:23 PM

Fee: \$47.00

Howard P. Wilson

5717 Reeder Rd

Klamath Falls, OR 97603

Grantor's Name and Address

Howard P. Wilson, Trustee

5717 Reeder Rd

Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Howard P. Wilson

5717 Reeder Rd

Klamath Falls, OR 97603

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

Howard P. Wilson

5717 Reeder Rd

Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

Howard p. Wilson

conveys to Howard P. Wilson, Trustee of the HOWARD P. WILSON LIVING TRUST, Grantor.

the following real property situated in Klamath County, Oregon: Grantee.

See attached EXHIBIT A.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

However, the actual consideration consists of or includes other property or value given or promised which includes the whole consideration.

DATED JAN 27, 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.

Howard P. Wilson
HOWARD P. WILSON

STATE OF OREGON, County of Clackamas ss.

This instrument was acknowledged before me on JAN 27, 2016

by HOWARD P. WILSON

This instrument was acknowledged before me on

by

as

of



OFFICIAL SEAL
LARRY E DACUS
NOTARY PUBLIC - OREGON
COMMISSION NO. 478354
MY COMMISSION EXPIRES MAY 19, 2017

Notary Public for Oregon

My commission expires

5/19/17

EXHIBIT A

PARCEL 1: A tract of land situated in the W ½ of the SE ¼ of Section 17, Township 39 South, Range 10 E., W.M., more particularly described as follows:

Beginning at a point on the West line of the SE ¼ of said Section 17 which is North 00° 07' 58" East 1350.00 feet from a brass cap monument marking the South ¼ corner of said Section 17; thence South 89° 52' 02" East 30.00 feet to a 5/8 inch iron pin; thence continuing South 89° 52' 02" East 1272.60 feet to a 5/8 inch iron pin; thence continuing South 89° 52' 02" East 30.00 feet to the East line of the W ½ of the SE ¼ of said Section 17; thence North 00° 07' 21" East along said East line 260.00 feet; thence North 89° 52' 02" West 30.00 feet to a 5/8 inch iron pin; thence continuing North 89° 52' 02" West 1272.55 feet to a 5/8 inch iron pin; thence continuing North 89° 52' 02" West 30.00 feet to the West line of the SE ¼ of said Section 17; thence South 00° 07' 58" West 260.00 feet to the point of beginning.

PARCEL 2: A tract of land situated in the W ½ of the SE ¼ of Section 17, Township 39 South, Range 10 E., W.M., more particularly described as follows:

Beginning at a point on the West line of the SE ¼ of said Section 17 which is North 00° 07' 58" East 1610.00 feet from a brass cap monument marking the South ¼ corner of said Section 17; thence South 89° 52' 02" East 30.00 feet to a 5/8 inch iron pin; thence continuing South 89° 52' 02" East 1272.55 feet to a 5/8 inch iron pin; thence continuing South 89° 52' 02" East 30.00 feet to the East line of the W ½ of the SE ¼ of said Section 17; thence North 00° 07' 21" East along said East line 260.00 feet; thence North 89° 52' 02" West 30.00 feet to a 5/8 inch iron pin; thence continuing North 89° 52' 02" West 1272.50 feet to a 5/8 inch iron pin; thence continuing North 89° 52' 02" West 30.00 feet to the West line of the SE ¼ of said Section 17; thence South 00° 07' 58" West 260.00 feet to the point of beginning.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; The interest of United States of America in irrigation canal, drainage ditches and borrow pits as set forth in deed recorded in Vol. 23 at pages 397 and 405; Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Easements and rights of way of record and apparent on the land; and to Declaration of Conditions and Restrictions recorded May 30, 1973, in Vol. M73, page 6499, records of Klamath County, Oregon.