

Klamath County, Oregon



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03/01/2016 11:42:34 AM

Fee: \$47.00

Grantor's name and addresses:

Tyann Puckett
P.O. Box 300
Keno, Oregon 97627

Send Tax Statements to Grantee at:

P.O. Box 300
Keno, Oregon 97627

After recording return to person recording or to:

Richard Fairclo
409 Pine Street, Suite 209
Klamath Falls, OR 97601

BARGAIN & SALE DEED

I, Tyann Puckett, Grantor, convey to Douglas J. Puckett, Grantee, the following described real property, in Klamath County, Oregon free of liens and encumbrances, except as specifically set forth herein:

As described in Exhibit "A" as attached hereto and incorporated herein.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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.

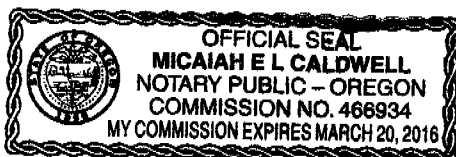
Dated this 29 day of FEB., 2016.


Tyann Puckett

STATE OF OREGON]
] ss.
County of Klamath]

The foregoing instrument was acknowledged before me this 29th day of February, 2016 by Tyann Puckett.

Michael E. Caldwell
Notary Public for Oregon
My Commission expires: 3-20-2016



Property Line Adjustment 03-16
Adjustment Area from Parcel 3 to Parcel 1, L.P. 11-13

A Parcel of Land, being a portion of Parcel 3 of Land Partition 11-13, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; situated in the S1/2 of Section 31, T39S, R08E of the Willamette Meridian and in the N1/2 of Section 6, T40S, R08E of the Willamette Meridian, all in Klamath County, Oregon, being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 31, T39S, R08E of the Willamette Meridian; thence along the south line of said Section 31 South 89°00'18" East, 467.00 feet to the west line of said Parcel 1 of Land Partition 11-13; thence along the said west line North 22°14'25" West, 61.81 feet to the **True Point of Beginning** of this description; thence continuing along the west line of said Parcel 1, North 22°14'25" West, 573.68 feet; thence South 83°25'30" West, 80.32 feet; thence leaving said west line of Parcel 1 South 24°01'01" East, 392.86 feet, thence South 40°03'37" East, 212.91 feet to the **True Point of Beginning**.

Containing 0.78 acres, more or less. Basis of Bearings is per Land Partition 11-13, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Exhibit A
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T to Doug