

2016-002272

Klamath County, Oregon



00183203201600022720020021

03/01/2016 11:42:37 AM

Fee: \$47.00

Grantor's name and address:

Douglas J. 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

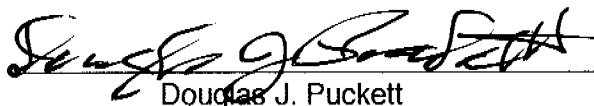
I, Douglas J. Puckett, Grantor, convey to Tyann Puckett, Grantee, the following described real property, in Klamath County, Oregon free of liens and encumbrances, except as specifically set forth herein:

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 29th day of Feb, 2016.


Douglas J. Puckett

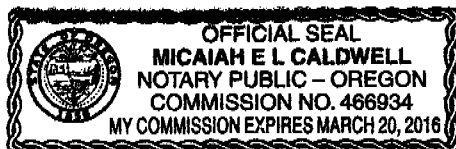
STATE OF OREGON]
] ss.
County of Klamath]

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



Notary Public for Oregon

My Commission expires: 3-20-2016



Returned at Counter

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

A Parcel of Land, being a portion of Parcel 1 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, 635.49 feet and South 83°25'30" West, 80.32 feet to the **True Point of Beginning** of this description; thence continuing along the west line of said Parcel 1, South 83°25'30" West, 63.64 feet; thence North 18°26'35" West, 270.63 feet; thence along a 530.00 foot radius curve to the left, through a central angle of 31°19'19" an arc distance of 289.73 feet (the long chord of which bears North 34°06'14" West, 286.14 feet); thence North 49°45'53" West, 99.15 feet; thence along a 470.00 foot radius curve to the right, through a central angle of 09°10'47" an arc distance of 75.30 feet (the long chord of which bears North 45°10'30" West, 75.22 feet); thence North 40°35'07" West, 424.24 feet; thence along a 130.00 foot radius curve to the left, through a central angle of 113°55'43" an arc distance of 258.50 feet (the long chord of which bears South 82°27'02" West, 217.97 feet); thence South 25°29'11" West, 90.07 feet; thence along a 70.00 foot radius curve to the right, through a central angle of 78°26'13" an arc distance of 95.83 feet (the long chord of which bears South 64°42'17" West, 88.52 feet); thence along a 20.00 foot radius curve to the right, through a central angle of 108°10'56" an arc distance of 37.76 feet (the long chord of which bears North 21°59'08" West, 32.40 feet) to the East line of State Highway 66; thence along the east line of State Highway 66 North 32°05'58" East, 315.67 feet; thence along a 1392.40 foot radius curve to the right, through a central angle of 02°54'22" an arc distance of 70.63 feet (the long chord of which bears North 33°33'09" East, 70.62 feet); thence leaving said right of way of State Highway 66 South 48°12'57" East, 308.01 feet; thence South 44°38'53" East, 204.87 feet; thence South 38°13'04" East, 152.86 feet; thence South 36°30'40" East, 328.26 feet; thence South 30°42'53" East, 118.78 feet; thence South 23°41'17" East, 324.45 feet to the **True Point of Beginning**.

Containing 2.49 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
Page 1 of 1

Doug to Tyann