

After recording return to:

Larry R. Mittnacht  
2618 Westgate Drive  
KLAMATH FALLS, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Larry R. Mittnacht  
2618 Westgate Drive  
KLAMATH FALLS, OR 97603

2016-002551

Klamath County, Oregon



00183534201600025510010011

03/08/2016 12:36:55 PM

Fee: \$42.00

**STATUTORY  
BARGAIN AND SALE DEED**

L.R. Mittnacht Enterprises, Inc., Grantor, conveys to Larry R. Mittnacht, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

AN AREA OF LAND SITUATED IN THE SE1/4 SE1/4 OF SECTION 13, T39S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF THE SOUTHSIDE EXPRESSWAY, FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 13 BEARS S87°49'00"W 1922.08 FEET; THENCE, ALONG THE FOLLOWING COURSES, N01°07'45"E 498.40 FEET, N69°25'44"W 59.98 FEET, S01°07'45"W 507.16 FEET TO A POINT ON THE SAID NORTH RIGHT OF WAY LINE OF THE SOUTHSIDE EXPRESSWAY; THENCE, ALONG SAID NORTH RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE LEFT (RADIUS POINT BEARS N13°38'54"E 1262.68 FEET AND CENTRAL ANGLE EQUALS 02°37'00") 57.66 FEET TO THE POINT OF BEGINNING, CONTAINING 0.65 ACRES, MORE OR LESS, WITH BEARINGS BASED ON RECORD OF SURVEY 8172 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

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.

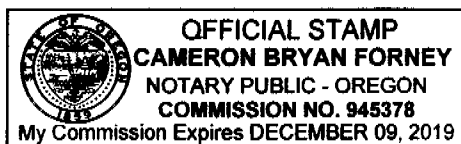
The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030) THIS CONVEYANCE IS MADE PURSUANT TO PROPERTY LINE ADJUSTMENT 1-16

Dated this 7 day of March, 2016.

Larry R. Mittnacht  
LARRY R. MITTNACHT

STATE OF OREGON            }  
County of Klamath        } ss

This instrument was acknowledged before me on this 7<sup>th</sup> day of March, 2016  
by Larry R. Mittnacht as President of L.R. Mittnacht Enterprises, Inc.



Cameron B. Forney  
Notary Public for Oregon  
My commission expires: 12/9/19

Returned at Counter

ORSTBSD