

2016-002753

Klamath County, Oregon



00183787201600027530010017

03/15/2016 10:01:26 AM

Fee: \$42.00

Returned at Grantor

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

Timothy "Tim" Fettinger and Pamela Fettinger
 12550 Hwy 106
 Klamath Falls, OR 97601
 Grantor's Name and Address

Grantee's Name and Address

 SPACE RESERVED
 FOR
 RECORDER'S USE

After recording, return to (Name and Address):

Roddy and Connie Chaney
 PO Box 473
 Keno, OR 97627

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

Roddy and Connie Chaney
 PO Box 473
 Keno, OR 97627

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Tim Fettinger and Pamela Fettinger, husband
And wife as Tenants by the Entirety
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Roddy and Connie Chaney
 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):

A portion of the SE 1/4 NE 1/4 of Section 10 Township 39 South, Range 9
 East of the Willamette Meridian, described as follows: APN: R541952

Beginning at a point on the West line of Summers Lane, a county road in Klamath County, Oregon, which is North 1° 12' East 346.7 feet and thence South 88° 44' West 30 feet from the one quarter corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, thence North 1° 12' East along the West line of said Summers Lane, a distance of 120.0 feet; thence South 88° 44' West 60.0 feet; thence South 1° 12' West 120.0 feet; thence North 88° 44' East 60.0 feet to the point of the beginning, being a parcel of land in the SE 1/4 NE 1/4 of Section 10, Township 39, South, Range 9 East of the Willamette Meridian, containing 0.17 of an Acre, more or less.
 Subject to covenants, conditions restrictions and/or easements, if any affecting title, which may appear in the public record.
 (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 \$ 75,000. 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 March 15, 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.

STATE OF OREGON, County of Klamath ss.

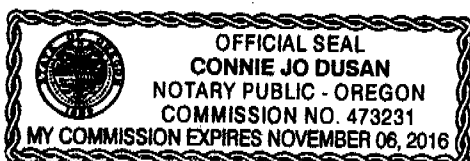
This instrument was acknowledged before me on March 15, 2016
 by Tim Fettinger and Pamela Fettinger

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Connie Jo Dusan
 Notary Public for Oregon

My commission expires Nov. 6, 2016