

2016-003420

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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04/01/2016 01:16:27 PM

Fee: \$47.00

Pamela S. Hagen
23125 Mt. Trout Lane
Chiloquin, OR 97624
Grantor's Name and Address
Pamela S. Hagen & Tammy L. Hoffman
with rights of Survivorship
P.O. Box 14 Merrill, OR 97633
Grantee's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name and Address):

Tammy L. Hoffman
P.O. Box 14
Merrill, OR 97633

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

Tammy L. Hoffman
P.O. Box 14
Merrill, OR 97633

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Pamela S. Hagen

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Pamela S. Hagen & Tammy L. Hoffman with Rights of Survivorship,
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):

"see Attachment"

(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 \$ 0. 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 ①, 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 APRIL 1, 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.

Pamela S. Hagen
Tammy L. Hoffman

STATE OF OREGON, County of Klamath

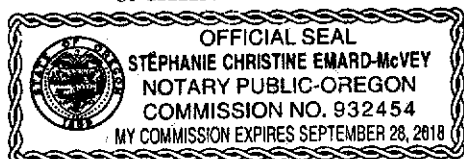
This instrument was acknowledged before me on 4/1/2016
by Pamela S. Hagen & Tammy L. Hoffman

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Stephanie C. Emard-Mcvey
Notary Public for Oregon
My commission expires 9/28/2018

EXHIBIT "A"
LEGAL DESCRIPTION

The East 55 feet of the following described property in Klamath County, Oregon;

Beginning at a point 1437.36 feet West of the quarter Section corner on the North line of Section 12, Township 41 South, Range 10 East of the Willamette Meridian; thence West 340 feet; thence South to Lost River; thence Southeasterly following the meander line of the Lost River to a point directly South of the point of beginning; thence North to point of beginning, being a part of Lot 2 of Section 12 in Township 41 South, Range 10 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion lying within the limits of the Dalles - California Highway.