

BLS NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at Counter

Robert V. Flackus

Grantor's Name and Address

Robert V. Flackus
Cindy D. Flackus

Grantee's Name and Address

After recording, return to (Name and Address):

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

No change

2016-003565
Klamath County, Oregon



00184775201600035650020023

04/07/2016 01:05:49 PM

Fee: \$47.00

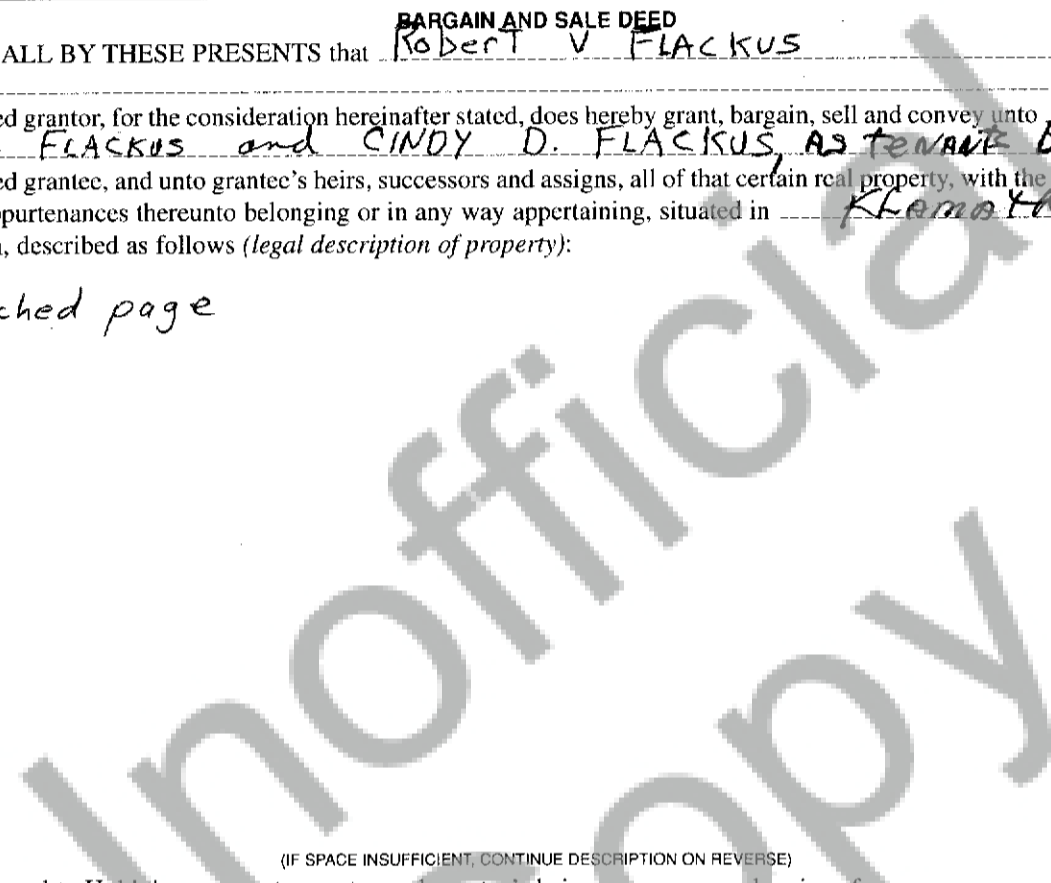
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Robert V. FLACKUS

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robert V. FLACKUS and CINDY D. FLACKUS, AS TENANT by the ENTIRETY 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 attached page



(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 7, 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.

Robert V. Flackus

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 7th, 2016 by Robert V. Flackus

This instrument was acknowledged before me on

by
as
of



OFFICIAL STAMP
LINZI ROSE KERR
NOTARY PUBLIC - OREGON
COMMISSION NO. 925599
MY COMMISSION EXPIRES MARCH 16, 2018

Linzi Rose Kerr
Notary Public for Oregon

My commission expires March 16, 2018

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 84 OF THE SUPPLEMENTAL PLAT OF LOTS 83, 84, 85 AND 86 OF MOYINA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THE NON-EXCLUSIVE PERPETUAL EASEMENT IN AND TO A CERTAIN WELL LOCATED AND SITUATED UPON THE FOLLOWING DESCRIBED REAL ESTATE:

A PARCEL OF LAND IN SW1/4 SE1/4 OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SW1/4 SE1/4 OF SAID SECTION 36, WHICH BEARS NORTH 31° 33' EAST A DISTANCE OF 1260.6 FEET, MORE OR LESS, FROM THE S1/4 CORNER OF SAID SECTION 36; THENCE NORTH 69° 50' EAST 108.0 FEET; THENCE SOUTH 16° 06 1/2' EAST 72.0 FEET; THENCE SOUTH 75° 36' WEST 106.0 FEET; THENCE NORTH 17° 47' WEST 61.23 FEET MORE OR LESS, TO THE POINT OF BEGINNING, AND IN AND TO THE WORKS, RESERVOIR AND PUMP THEREOF, AND IN AND TO THE MAINS CONNECTING SAID WELL TO THE ABOVE DESCRIBED PROPERTY, FOR THE PURPOSE OF CONDUCTING WATER THERETO FOR DOMESTIC PURPOSES.

Unofficial Copy