

2016-004553

Klamath County, Oregon

05/05/2016 11:49:02 AM

Fee: \$47.00

BLS

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

AmeriTitle
MTC 1396-11690

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Denis P. Hickey et al

P.O. Box 1022

Merrill, Or 97633

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

same as above

SPACE RESERVED
FOR
RECORDER'S USEBARGAIN AND SALE DEED
DENIS P. HICKEY

KNOW ALL BY THESE PRESENTS that

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
DENIS P. HICKEY AND DENIS J. HICKEY WITH RIGHTS OF SURVIVORSHIPhereinafter 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 legal description attached hereto

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 change vesting 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.

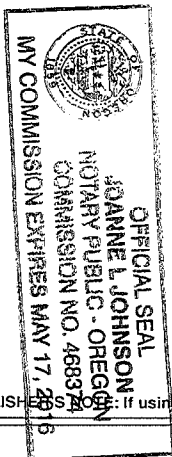
IN WITNESS WHEREOF, grantor has executed this instrument on April 26, 2016; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Denis P. Hickey

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on April 26, 2016by Denis P. HickeyThis instrument was acknowledged before me on April 26, 2016by DENIS P. Hickeyas GRANTORof Rocky Point, OR

Notary Public for Oregon

My commission expires May 17, 2016

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel One:

Starting from the Northwest corner NE1/4 SW1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89°50' East a distance of 596.39 feet; thence South, a distance of 148.26 feet to an iron pin, the point of beginning; thence South, a distance of 75 feet to an iron pin; thence South 80°37'11" East a distance of 151.61 feet to an iron pin; thence Northerly, on the Westerly side of the County road, along a curve left having a radius of 543 feet, a distance of 35.80 feet to an iron pin; thence North 6°13'20" East a distance of 44.66 feet to an iron pin; thence North 82°53'38" West a distance of 160.70 feet, more or less, to the point of beginning.

Parcel Two:

Starting from the Northwest corner NE1/4 SW1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89°50' East a distance of 596.39 feet; thence South, a distance of 73.26 feet to an iron pin, the point of beginning; thence South, a distance of 75 feet to an iron pin; thence South 82°53'38" East a distance of 160.70 feet to an iron pin; thence North 6°13'20" East a distance of 74.30 feet to an iron pin; thence continuing Northerly on the Westerly side of the County road, along a curve right having a radius of 746.20 feet, a distance of 11.18 feet to an iron pin; thence North 86°38'13" West, a distance of 169.11 feet, more or less, to the point of beginning.