

2016-004589

Klamath County, Oregon



00186035201600045890030030

05/06/2016 10:40:35 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Megan Joanne Parks
PO Box 812
Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS:

Waldrip Bros. Co.
14450 S. 4th Ave. Ext.
Yuma, AZ 85365

GRANTEE'S NAME AND ADDRESS:

Megan Joanne Parks

SEND TAX STATEMENTS TO:

Megan Joanne Parks

BARGAIN AND SALE DEED

WALDRIP BROS. CO., an Oregon corporation, hereinafter referred to as grantor, in consideration of Twenty Three Thousand, Five Hundred and No/100ths (\$23,500.00) Dollars, to grantor paid by **Megan Joanne Parks, an unmarried individual**, hereinafter called the grantee, does hereby grant, bargain, sell and convey the following described real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, to-wit:

A piece or parcel of land situate in the S½NE¼ of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the monument at the intersection of Front and Main Streets in the City of Merrill, Oregon, accepted as the Section corner common to Section 1, 2, 11 and 12, Twp. 41 S., Rge. 10 East, W.M.; thence

North along the East boundary of said Section 2 as defined by the centerline of Main Street and Main Street extended according to the existing right-of-way fences thereof, 2652.5 feet to a point; thence

North 89° 54' 15" West 1086.3 feet to a point; thence

North 44° 45' 15" West 445.3 feet to a point; thence

South 89° 09' 45" East 64.1 feet to an iron pipe and the true point of beginning of this description; thence

North 2° 00' 45" East 440.0 feet to an iron pipe in an existing East-West fence; thence

North 89° 09' 45" West along said existing East-West fence 200.0 feet, more or less, to the apparent Easterly right-of-way line of the D- 1b Lateral as defined by existing right-of-way fences; thence

South 2° 00' 45" West along the existing Easterly right-of-way fence and as extended 440.0 feet to a point; thence

South 89° 09' 45" East 5.0 feet to an iron pipe reference monument; thence

South 89° 09' 45" East 195.0 feet, more or less, to the true point of beginning.

Together with an easement more particularly described as follows:

A strip of land 40.0 feet in width situate in the Northeast quarter of Section 2, T. 41 S., R. 10 E., W.M., in Klamath County, Oregon, being 20.0 feet in width on either side of the following described centerline:

Beginning at a point in the existing westerly right-of-way fence of Main Street, and Main Street extended, of the City of Merrill, Oregon, from which the monument marking the corner common to Sections 1, 2, 11, and 12, T. 41 S., R. 10 E., W.M. bears S 89° 54' 15" E 29.0 feet and South 2652.5 feet distant; thence N 89° 54' 15" W 1057.3 feet to a point; thence N 44° 45' 15" W 445.3 feet; together with the right of ingress and egress thereto.

Subject to: Acreage and use limitations under provisions of the United States statutes and regulations issued thereunder; liens, assessments, regulations, contracts, easements, water and irrigation rights of or in connection with Klamath Project and Klamath Irrigation District; drainage ditch easement evidenced by deed recorded January 13, 1915, Volume 43, Page 239, Deed Records of Klamath County, Oregon; electrical transmission right-of-way evidenced by document recorded in Volume 87, Page 549, Deed Records of Klamath County, Oregon; lateral and drain rights-of-way evidenced by deed recorded August 9, 1937, in Volume 11, Page 183, Deed Records of Klamath County, Oregon; easement evidenced by document recorded in Volume 264, Page 261, Deed Records of Klamath County, Oregon; easements and right-of-way apparent thereon.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth and that grantor will and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whoever.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 29th day of March, 2016.

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

Thomas Waldrip
Waldrip Bros. Co. by Thomas E. Waldrip

On the March 29, 2016 before me, Patricia A. Brown
DATE

Patricia A Brown
SIGNATURE OF NOTARY

