

2016-004647

Klamath County, Oregon

05/09/2016 10:52:31 AM

Fee: \$47.00

RECORDING COVER SHEET

PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

Name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238
FA/Accom

Gary Grimes
531 Park Drive
Shady Cove OR 97539

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(A)
NOTE: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule
federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release
affecting title to or an interest in real property".

BARGAIN AND SALE DEED

2. Grantor(s) as described in ORS 205.160.

KAREN CHRISTINE BREITHAUPT

3. Grantee(s) as described in ORS 205.160.

GARY LEE GRIMES

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.

OTHER

5. ADDRESS FOR TAX STATEMENTS (IF APPLICABLE)

NO CHANGE

NA

BARGAIN AND SALE DEED



KNOW ALL MEN BY THESE PRESENTS, That KAREN CHRISTINE BREITHAUPT

....., hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
GARY LEE GRIMES

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 anywise appertaining, situated in the County
of KLAMATH, State of Oregon, described as follows, to-wit:

ALL OF THE GRANTORS UNDIVIDED INTEREST IN THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

W1/2SW1/4, S1/2SW1/4NW1/4 and the S1/2N1/2SW1/4NW1/4 of Section 26, and NE1/4
SE1/4 and E1/2E1/2SE1/4SE1/4 of Section 27, Twp. 33 S. R. 71/2 E.W.M., Klamath
County, Oregon, EXCEPT portion conveyed to Frank Cluster et ux by deed recorded
in Vol. 198 at page 365 and portion conveyed to State Highway Commission by
instrument recorded in Vol. 101 at page 168, all Deed Records of Klamath County,
Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ OTHER CONSIDERATION

①However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 5 day of May, 2016;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.

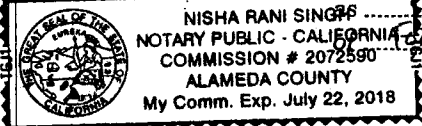
KAREN CHRISTINE BREITHAUPT

STATE OF OREGON, County of Alameda,) ss.

This instrument was acknowledged before me on 5-3- 2016
by Karen Christine Breithaupt

This instrument was acknowledged before me on 5-3- 2016
by Karen Christine Breithaupt

to own
Plot # Klamath Ranch.



Nishi

Notary Public for Oregon

My commission expires 7-22-2018

STATE OF OREGON,

County of } ss.

I certify that the within instru-
ment was received for record on the
..... day of, 19.....,
at o'clockM., and recorded
in book/reel/volume No..... on
page or as fee/file/instru-
ment/microfilm/reception No.....,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME TITLE

By Deputy

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

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

NO CHANGE

SPACE RESERVED
FOR
RECORDER'S USE