

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2016-005123

Klamath County, Oregon



00186632201600051230010010

05/16/2016 02:06:18 PM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Charlene A Himelwright  
6244 Maryland Ave  
Klamath Falls OR 97603

Grantor's Name and Address

Richard F Concannon  
6244 Maryland Ave  
Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

SAME

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

SAME

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Charlene A Himelwright, who acquired title as, Charlene A Concannon hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Richard F. Concannon 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 Exhibit A

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the SE1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located South 0°54' East a distance of 1060 feet and North 89°06' East a distance of 270.0 feet from the iron pin which marks the Northwest corner of the SE1/4 SW1/4 of said Section 1; thence North 89°06' East a distance of 90.0 feet to an iron pin; thence South 0°54' East a distance of 147.3 feet to an iron pin on the North boundary of the Enterprise Irrigation Canal; thence South 87°54' West along said North boundary a distance of 90.0 feet to an iron pin; thence North 0°54' West a distance of 149.2 feet, more or less, to the true point of beginning.

(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 \$ 0.00. ① 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. ② (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 May 16, 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.

Charlene A Himelwright

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 16, 2016,  
by Charlene A Himelwright

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



[Signature]  
Notary Public for Oregon  
My commission expires March 16, 2018