

2016-005755

Klamath County, Oregon



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06/02/2016 01:35:59 PM

Fee: \$47.00

Returned at Counter

Leslie G. Demetrakos
6321 Simmers Avenue
Klamath Falls, Oregon 97603
Grantor's Name and Address

After Recording Return to:

John J. Keiffer
c/o Douglas V. Osborne
439 Pine Street
Klamath Falls, Oregon 97601
Grantee's Name and Address

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Leslie G. Demetrakos hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain sell and convey unto John J. Keiffer, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Exhibit "A"

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 other value given or promised, and was either part or the whole consideration.

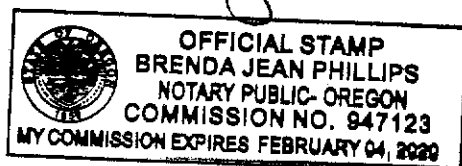
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and sections 5 to 11, chapter 424, Oregon laws 2007, sections 2 to 9 and 17, chapter 855, Oregon laws 2009, and sections 2 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.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 13 day of May, 2016.

STATE OF OREGON)
) ss
County of Klamath)

Leslie G. Demetrakos
Leslie G. Demetrakos

This instrument was acknowledged before me by Leslie G. Demetrakos on the 13 day of May, 2016, by Brenda Jean Phillips



Notary Public for Oregon

My Commission Expires: 2-4-20

EXHIBIT "A"

A portion of Lot 65 of Fair Acres Subdivision No. 1, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which portion is more particularly described is follows:

Beginning at a point on the East line of said Lot 65, which point is located 395 feet North of the Southeast corner of said Lot 65; thence running West 331 feet to the West line of said Lot 65; thence running North along the West line of said Lot 65 a distance of 65.75 feet, thence running East 331 feet to the East line of Lot 65; thence running South along the East line of said Lot 65 a distance of 65.75 feet, to the place of beginning.