



THIS SPACE RESERVED FOR RECORDER'S USE

Herman Qualls

Grantor's Name and Address

Herman Qualls II

Grantee's Name and Address

After recording return to:

Herman Qualls II

24325 Modoc Point Rd  
Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:

Herman Qualls II

File No. 50170AM

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Herman Qualls, Shirley Qualls, Conrad Clay Qualls, who acquired title as Clay Qualls, Bas Qualls and Madrical Maeben Qualls, who acquired title as Maeben Qualls,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Herman Qualls II**

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

**A parcel of land situated in Government Lot 21 of Section 14, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point which is 30 feet East and 418 feet North of the Southwest corner of Government Lot 21 in Section 14, Township 36 South, Range 12 East of the Willamette Meridian; running thence East 209 feet; thence North 209 feet; thence West 209 feet; thence South 209 feet to the place of beginning, containing 1 acres, more or less in said Government Lot 21.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$ to clear title**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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

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 this 1<sup>st</sup> day of July, 2016; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Herman Qualls  
Herman Qualls

Shirley Mae Qualls  
Shirley Qualls

signed in counter part

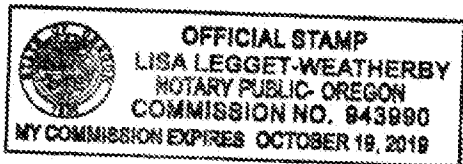
.....  
Bas Qualls  
Madrical Maeben Qualls  
Madrical Maeben Qualls

Conrad Clay Qualls  
Conrad Clay Qualls

State of Oregon } ss  
County of Klamath }

On this 1st day of July, 2016, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Shirley Qualls, Madrical Maeben Qualls and Conrad Clay Qualls, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

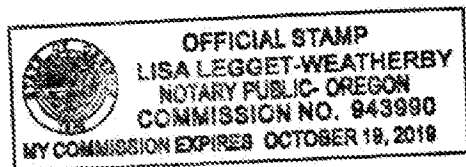
Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10-19-2019



State of Oregon } ss  
County of Klamath }

On this 13 day of July, 2016, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Herman Qualls, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10/19/19



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 this 1<sup>st</sup> day of July, 2016, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Herman Qualls

Shirley Anne Qualls  
Shirley Qualls

Bas Qualls  
Bas Qualls

signed in counter part

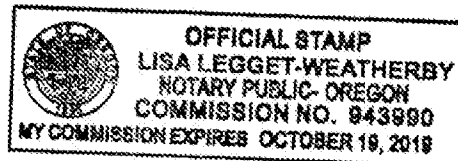
Madrical Maebe Qualls  
Madrical Maebe Qualls

Conrad Clay Qualls  
Conrad Clay Qualls

State of Oregon } ss  
County of Klamath }

On this 1st day of July, 2016, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Shirley Qualls, Madrical Maebe Qualls and Conrad Clay Qualls, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10-19-2019



State of Oregon } ss  
County of Klamath }

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Herman Qualls, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: \_\_\_\_\_

State of Oregon } ss

County of Klamath }

On this 14 day of July, 2016, before me, Joshua N Lawson a Notary Public in and for said state, personally appeared Bas Qualls, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Joshua N Lawson

Notary Public for the State of Oregon

Residing at: Marion County

Commission Expires: 8-4-2016

*Signature on Pg 2 of 3*

