



2016-007949
Klamath County, Oregon
07/27/2016 03:51:39 PM
Fee: \$77.00

THIS SPACE RESERVED FOR RECORDER'S USE

2016-009086
Klamath County, Oregon
08/25/2016 03:32:00 PM
Fee: \$92.00

John Stacey
12343 Hwy 66
Klamath Falls, Or 97601
Grantor's Name and Address

John L. Stacey and Erin M. Stacey
12343 Hwy 66
Klamath Falls, OR 97601
Grantee's Name and Address

After recording return to:
John L. Stacey and Erin M. Stacey
12343 Hwy 66
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
John L. Stacey and Erin M. Stacey

File No. 109596AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

John L. Stacey,

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

John L. Stacey and Erin M. Stacey, as Tenants by the Entirety

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:

See Exhibit "A"

PARCEL 1:

All that tract of land recorded in Volume 266, page 629, Parcel 1, Deed Records of Klamath County, Oregon, described as:

Beginning at the intersection of a line marking the East line of the W1/2 E1/2 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, with the centerline of the Ashland-Klamath Falls Highway as now located; thence North along the East line of the W1/2 E1/2 NE1/4 of said Section 32 and the East line of the W1/2 SE1/4 SE1/4 of Section 29 in said Township and Range, a distance of 2,257.5 feet, more or less, to the South line of Emmitt Ditch in said

first mentioned course to center of said highway; thence Northeasterly along the centerline of the highway to the point of beginning.

EXCEPTING THEREFROM that portion thereof under contract to Ray and Lorraine~Pinole, which portion lies Westerly of a line joining a point on the North boundary, distant 359.0 feet Easterly from the Northwest corner thereof and a point on the Northerly right of way boundary of the Klamath Falls-Ashland Highway (Oregon 66) as constructed this date; said point being distant 381.7 feet as measured Easterly along the aforesaid highway right of way boundary from the Westerly boundary thereof.

ALSO EXCEPTING THEREFROM a parcel of land situated in the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the section corner common to Sections 28, 29, 32 and 33; thence South 0 degrees 32' West 558.25 feet; thence South 89 degrees 58' West 95 feet; thence South 0 degrees 32' West 257.90 feet to a 5/8" iron rod on the centerline of an existing drainage ditch, being the Northeasterly corner of said parcel, the true point of beginning. Thence South 89 degrees 49' West 539.83 feet along said centerline of existing drainage ditch and continuing past Westerly end of ditch to a 5/8" iron rod; thence South 0 degrees 32' West 671.03 feet to a 5/8" iron rod at the intersection with the Northerly right of way line of Highway 66; thence Northeasterly along the Northerly right of way line of said Highway 66, 567.12 feet to a 5/8" iron rod; thence North 0 degrees 32' East 503.86 feet to the true point of beginning. The basis of bearings is Deed Volume M77, page 20785 and 20786, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

All that tract of land recorded in Volume 266, page 629, Parcel 2, Deed Records of Klamath County, Oregon, described as:

That portion of the E1/2 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is South 0 degrees 32' West, 558.25 feet and South 89 degrees 58' West, 95 feet from the section corner common to Sections 28, 29, 32 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being the point of beginning; thence South 89 degrees 59' West, 517.5 feet to a point; thence South 0 degrees 32' West, 922.25 feet to a point on the Northerly right of way line of the Klamath Falls-Ashland Highway; thence North 74 degrees East, along the Northerly right of way of said highway 539.8 feet to a point; thence North 0 degrees 32' East, 761.76 feet to the point of beginning.

EXCEPTING THEREFROM all of that tract of land situated in the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and recorded in Volume 266, page 629, Parcel 2, Deed Records of Klamath County, Oregon, lying South of an existing drainage ditch the centerline of which is described as follows:

Beginning at a point on the West line of the above mentioned tract of land from which the Northerly right of way line of the Klamath Falls-Ashland Highway lies South 0 degrees 32' West, 675 feet, more or less, thence South 89 degrees 15' East along said centerline, 517 feet, more or less, to the East line of the above mentioned tract of land.

PARCEL 3:

All that tract of land recorded in Volume 324, page 146, Deed Records of Klamath County, Oregon, described as:

Beginning at a point on the lower bank of the Upper Emmitt Ditch 25 feet West and 590.7 feet North of the section corner common to Sections 28, 29, 32 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 89 degrees 36' West 582.78 feet to the boundary fence on the West line of the E1/2 SE1/4 SE1/4 of Section 29; thence South 0 degrees 32' West along said boundary fence 1,154.3 feet to a fence corner; thence North 89 degrees 59' East, 837.5 feet to the West line of a tract of land conveyed to Nellie Anderson by deed recorded August 28, 1946 in Volume 194, page 441, Deed Records of Klamath County, Oregon; thence North 0 degrees 21' West along said fence 1,117.0 feet to a stake in the Southerly bank of Upper Emmitt Ditch; thence North 78 degrees 28' West, along said ditch 245.0 feet to the point of beginning, being in Sections 28, 29, 32 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

All that tract of land recorded in Volume 320, page 358, Deed Records of Klamath County, Oregon, described as:

Beginning at the section corner common to Sections 28, 29, 32 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 590.7 feet and West 24.4 feet to a point on the lower bank of the Upper Emmitt Ditch; this point is the most Northeasterly corner of that land described in Volume 163, page 544, Deed Records of Klamath County, Oregon, said point also being on the common boundary of the aforesaid tract and that land described in Volume 164, page 447, Deed Records of Klamath County, Oregon, said point also being the true point of beginning; thence Westerly along the aforesaid common boundary 635.6 feet to the Southwest corner of land described in the last mentioned deed volume and page; thence North along the West boundary thereof, 730.0 feet to the Northwest corner of the E1/2 SE1/4 SE1/4 of Section 29; thence East along the 1/16 subdivisional sectional line 875.6 feet; thence South 779.0 feet to the Northeast corner of the land described in Volume 279, page 39, Deed Records of Klamath County, Oregon; thence North 78 degrees 28' West along the North boundary thereof a distance of 245.0 feet to the point of beginning, being in Klamath County, Oregon.

EXCEPTING THEREFROM all that portion thereof deeded to Wm. J. Hollinger, recorded in Volume M71, page 3882, Microfilm Records of Klamath County, Oregon; described as:

A parcel of land consisting of the North 312.00 feet (as measured along the East and West boundaries from the North boundary thereof) of that tract of real property recorded in Volume 320, page 358, Deed Records of Klamath County, Oregon, described therein as being situated in the E1/2 SE1/4 SE1/4 of Section 29 and in the W1/2 SW1/4 SW1/4 of Section 28, all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is (0) Spouse added .

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.

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 22 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.

John L. Stacey
John L. Stacey

State of Oregon } ss
County of Klamath }

On this 22 day of July, 2016, before me, Lynda West a Notary Public in and for said state, personally appeared John L. Stacey, 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.

Lynda West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 2-10-17

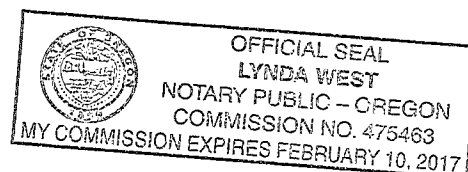


EXHIBIT "A"

PARCEL 1:

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EXCEPTING THEREFROM that portion thereof under contract to Ray and Lorraine~Pinole, which portion lies Westerly of a line joining a point on the North boundary, distant 359.0 feet Easterly from the Northwest corner thereof and a point on the Northerly right of way boundary of the Klamath Falls-Ashland Highway (Oregon 66) as constructed this date; said point being distant 381.7 feet as measured Easterly along the aforesaid highway right of way boundary from the Westerly boundary thereof.

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along said ditch 245.0 feet to the point of beginning, being in Sections 28, 29, 32 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

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