

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

**2016-010721****Klamath County, Oregon****10/10/2016 01:49:00 PM****Fee: \$57.00**

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Robert W. McKassonAddress: 9536 Hill Rd.City, ST Zip: Klamath Falls, OR 97603

This document is being re-recorded at the request of AmeriTitle to add the correct legal description, as previously recorded in 2015-006646.

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bargain and Sale Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Robert W McKasson

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Robert W McKasson and Kasaundra L McKasson

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: NO CHANGE

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION –

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: N/A

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2015-006646

Klamath County, Oregon



00171616201500066460020029

06/24/2015 09:55:32 AM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

Robert W. McKasson
9536 Hill Rd.
Klamath Falls, OR 97603
Grantor's Name and Address
Robert W & Kasandra L. McKasson
9536 Hill Rd.
Klamath Falls, OR 97603
Grantee's Name and Address

After recording, return to (Name and Address):

Robert W & Kasandra L. McKasson
9536 Hill Rd.
Klamath Falls, OR 97603

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

Same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Robert W. McKasson

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robert W. McKasson and Kasandra L. McKasson 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 Klamath County, State of Oregon, described as follows (legal description of property):

See Exhibit A which is made a part hereof by this reference

(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 \$ Vesting. 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. (The sentence between the symbols ©, 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 June 24, 2015; 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.

Robert W. McKasson

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 24, 2015, by Robert W. McKasson

This instrument was acknowledged before me on

by

as

of



Carly K. Gilder
Notary Public for Oregon

My commission expires March 24, 2016

LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NE1/4 NW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South along the West line of the NE1/4 NW1/4 490.0 feet; thence East parallel to the North line of the NE1/4 NW1/4 205.0 feet; thence North parallel to the West line of the NE 1/4 NW 1/4 490.0 feet; thence West along the North line of the NE1/4 NW1/4 205.0 feet to the point of beginning, LESS a 60 foot right of way for Hill Road and subject to a 30 foot road easement lying Southerly and adjacent to the Hill Road, and a 15 foot easement along the East side of the parcel described.

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NE1/4 NW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence East 205 feet along the North line of the NE1/4 NW1/4 to the true point of beginning; thence South parallel to the West line of the NE1/4 NW1/4 490.0 feet; thence East parallel to the North line of the NE1/4 NW1/4 200.0 feet; thence North parallel to the West line of the NE 1/4 NW 1/4 490.0 feet to the North line of the NE1/4 NW1/4; thence West along the North line of the NE1/4 NW1/4 200.0 feet to the point of beginning. LESS a 60 foot right of way for Hill Road and subject to a 30 foot road easement lying Southerly and adjacent to the Hill Road, and a 15 foot easement along the West side of the parcel described.