

Antarctica
11/3/2016

After recording return to:
Kari Cranfill
1861 N. Britton Drive
Long Beach, CA 90815

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

Kari Cranfill
1861 N. Britton Drive
Long Beach, CA 90815

This space reserved for

2016-012090

Klamath County, Oregon

11/10/2016 02:44:01 PM

Fee: \$42.00

STATUTORY
BARGAIN AND SALE DEED

We, STEPHEN NAPIER AND MARY ANNA NAPIER, TRUSTEES OF THE NAPIER TRUST DATED JUNE 11, 2003,
Grantor, conveys to, KARI CRANFILL, Grantee, the following described real property situated in Klamath County, Oregon,
to-wit:

A TRACT OF LAND BEING SITUATED IN THE NE1/4 SW1/4 OF SECTION 7, T35S, R7EWM, KLAMATH
COUNTY, OREGON; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MODOC POINT ROAD
(FORMERLY STATE HIGHWAY 427) FROM WHICH THE SOUTHEAST CORNER OF PARCEL 1 OF LAND
PARTITION 29-07 BEARS N00°56'44"W 140.40 FEET; THENCE LEAVING SAID RIGHT OF WAY
N89°57'40"W 437.36; THENCE S00°02'20"W 55.00 FEET; THENCE S89°57'40"E 438.30 FEET TO A POINT
ON THE SAID RIGHT OF WAY; THENCE ALONG THE SAID RIGHT OF WAY N00°56'44"W 55.01 FEET TO
THE POINT OF BEGINNING; CONTAINING 0.55 ACRES, MORE OR LESS, AND WITH BEARINGS BASED
ON RECORD OF SURVEY #8192 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

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 355, 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 355,
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$25,000. (Here comply with the requirements of ORS 93.030) THIS
CONVEYANCE IS MADE PURSUANT TO "PROPERTY LINE ADJUSTMENT 8-16".

Dated this 2nd day of November, 2016.

Stephen Napier, Trustee
STEPHEN NAPIER

Mary Anna Napier Trustee
MARY ANNA NAPIER

State of Oregon
County of Klamath ss

This instrument was acknowledged before me on this 2 day of November, 2016 by

STEPHEN NAPIER AND MARY ANNA NAPIER AS TRUSTEES OF THE NAPIER TRUST DATED JUNE 11,

2003.

Lisa Legget Weatherly
Notary Public for the State of Oregon
My commission expires: 10/19/19

