

2016-012214

Klamath County, Oregon

11/15/2016 03:33:01 PM

Fee: \$47.00

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

10200 SW Greenburg Rd, Suite 110
Portland, OR 97223

GRANTOR'S NAME:

Charles R. Humbert, Amy M. Volk

GRANTEE'S NAME:

Charles R. Humbert

AFTER RECORDING RETURN TO:

Charles R. Humbert, a single man
135287 N Highway 97
Crescent, OR 97733

SEND TAX STATEMENTS TO:

Charles R. Humbert
135287 N Highway 97
Crescent, OR 97733

135287 N Highway 97, Crescent, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Charles R. Humbert, a single man and Amy M. Volk, a single woman, Grantor, conveys to Charles R. Humbert, a single man, Grantee, the following described real property, situated in the County of KLAMATH, State of Oregon,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

The true consideration for this conveyance is No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: NOV 9, 2016

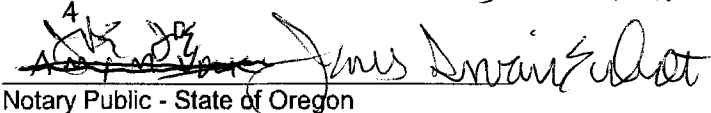

Charles R. Humbert


Amy M. Volk

State of OREGON

County of KLAMATH

This instrument was acknowledged before me on NOV 9, 2016 by
CHARLES R. HUMBERT AND AMY M. VOLK


Notary Public - State of Oregon

My Commission Expires: OCT 14, 2018

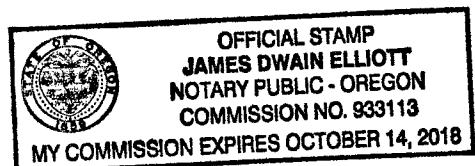


Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE 407 FEET WEST TO THE EAST RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY; THENCE SOUTHERLY 100 FEET PARALLEL TO SAID HIGHWAY; THENCE EASTERLY AT RIGHT ANGLE TO SAID HIGHWAY APPROXIMATELY 530 FEET TO EAST SECTION LINE, THENCE APPROXIMATELY 327 FEET NORTH TO PLACE OF BEGINNING.

EXCEPTING THEREFROM: A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON AND BEING A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

THE TRACT OF LAND WHICH WAS CONVEYED BY THAT CERTAIN DEED TO OTHO C. BATES AND IVA BATES, RECORDED IN BOOK 204, PAGE 399, DEED RECORDS OF KLAMATH COUNTY, OREGON. THE SAID PARCEL BEING A STRIP OF LAND 70 FEET IN WIDTH LYING EASTERLY OF AND ADJACENT TO THE DALLES-CALIFORNIA HIGHWAY RIGHT OF WAY; SAID STRIP OF LAND EXTENDING FROM THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36 TO THE SOUTHERLY LINE OF SAID PROPERTY, THE EASTERLY LINE OF SAID STRIP BEING PARALLEL TO AND 100 FEET EASTERLY OF SAID HIGHWAY CENTER LINE.

Parcel ID: 2408036DA00100

Commonly known as 135287 N Highway 97, Crescent, OR 97733
However, by showing this address no additional coverage is provided