

BLS

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

2016-012778

Klamath County, Oregon



00195864201600127780020029

12/01/2016 12:22:06 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

GERALD W. HOLMES
104 CRYSTAL TERR DR.
KLAMATH FALLS, OR 97601

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

GERALD W. HOLMES
104 CRYSTAL TERR DR
KLAMATH FALLS, OR 97601

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

GERALD W. HOLMES
104 CRYSTAL TERR DR
KLAMATH FALLS, OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GERALD W. HOLMES

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

GERALD W. HOLMES / MARILYN L. HOLMES

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 ATTACHED:

(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 \$ 0. ^① 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. ^① (The sentence between the symbols ^①, 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 Dec 01 - 2016; 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on December 1, 2016,
by Gerald W. Holmes

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



Lisa M. Kessler
Notary Public for Oregon
My commission expires February 1, 2019

43549

hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold, and by these presents do es
grant, bargain, sell and convey unto
GERALD W. HOLMES and DOROTHY B. HOLMES,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point 720 feet East and 1,369.5 feet North of an iron pin driven into the ground at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said Highway; thence East 270 feet; thence North 66 feet; thence West 270 feet; and thence South 66 feet to the place of beginning.

SUBJECT TO: Statutory powers, including the power of assessment of Enterprise Irrigation District; Statutory powers, including the power of assessment, of South Suburban Sanitary District; Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

Note: This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00
However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal
this 20th day of November 1984.

(SEAL)

William S. Owsley

(SEAL)

By Wilda Grant
his attorney-in-fact

STATE OF OREGON)
County of Klamath) ss

On this 20th day of November, 1984, personally appeared Wilda Grant, who, being duly sworn, did say that she is attorney-in-fact for William S. Owsley and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

My Commission Expires: 6-16-88

Darlene J. Tucker
Notary Public for Oregon

After recording return to:

Klamath Falls Federal
540 Main St
Klamath Falls, OR 97601

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

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 26th day of November 1984, at 4:25 o'clock P. M., and recorded in book 1884 on page 19882. Record of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BLENN

County Clerk-Recorder

By

[Signature]

Deputy

Fee: \$5.00