



00196359201600132130020026

12/13/2016 09:19:44 AM

Fee: \$47.00

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING:
Jesse A. Bath and Chandra Bath
79058 Grime Road
Cottage Grove, Oregon 97424

AFTER RECORDING, RETURN TO:
Kirk Strohmman
Kirk H. Strohmman, LLC
1158 High St., Suite 201
Eugene, OR 97401

BARGAIN & SALE DEED

~~Jeffrey A. Tunnell and Colleen C. Tunnell~~, husband and wife, Grantors, convey to Jesse Bath and Chandra Bath, husband and wife, Grantee, the following described real property located in Klamath County, Oregon, free of liens and encumbrances, except as specifically set forth herein:

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION, INCORPORATED
HEREIN BY THIS REFERENCE

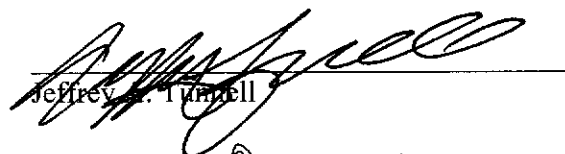
Account Nos.: R696526; R150605
Map/Tax Lot Nos.: R2408-036DD-0100-000; 2408-036DD-01100-000
Situs Address: 107 Pinney Street, Crescent, Oregon

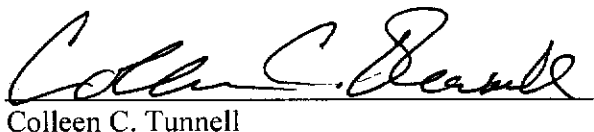
SUBJECT TO covenants, conditions and restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$35,000.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2011.

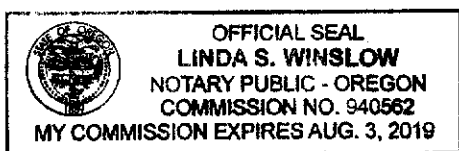
Dated this 2 day of Nov., 2018. ^{6 lw}


Jeffrey A. Tunnell


Colleen C. Tunnell

STATE OF Oregon)
COUNTY OF Jame) ss.

This instrument was acknowledged before me on this 2 day of November, 2018, by ^{6 lw}
Jeffrey A. Tunnell and Colleen C. Tunnell.



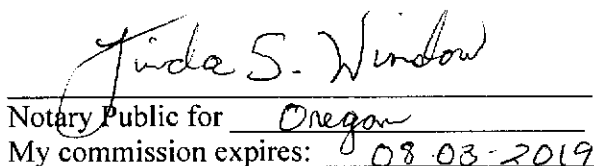

Notary Public for Oregon
My commission expires: 08-03-2019

EXHIBIT A

A portion of Lot 1, Block 1, PINNEY'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 36, Township 24 south, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 1, Block 1, PINNEY'S ACRES, thence northeasterly along the easterly line of U.S. Highway 97 as shown on the plat of Pinney's Acres to the Northwest corner of Lot 1 Block 1; thence South $89^{\circ} 20' 00''$ East along the North line of Lot 1, Block 1 Pinney's Acres, 230.71 feet; thence South $00^{\circ} 39' 00''$ West parallel with the East line of Lot 1, Block 1 Pinney's Acres, 405.82 feet; thence North $89^{\circ} 21' 15''$ west 144.55 feet; thence North $00^{\circ} 38' 45''$ East 49.39 feet; thence North $89^{\circ} 21' 15''$ West 107.50 feet; thence South $40^{\circ} 38' 35''$ West, 311.99 feet to the true point of beginning.