

2016-013831

Klamath County, Oregon

12/29/2016 09:05:01 AM

Fee: \$47.00

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

10200 SW Greenburg Rd, Suite 110
Portland, OR 97223

GRANTOR'S NAME:

Laurie Campbell

GRANTEE'S NAME:

Laurie Campbell and Robert Thorpe

AFTER RECORDING RETURN TO:

Robert Thorpe and Laurie Campbell
8730 Shady Pine Rd
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Robert Thorpe and Laurie Campbell
8730 Shady Pine Rd
Klamath Falls, OR 97601

8730 Shady Pine Rd, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

Laurie Campbell, Grantor, conveys to Robert Thorpe and Laurie Campbell as tenants by the entirety, 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

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

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.

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

Dated: 12-19-2016

Laurie Campbell
Laurie Campbell

State of MD
County of Prince Georges

This instrument was acknowledged before me on Dec 19, 2016 - by Laurie Campbell.

[Signature]
Notary Public State of Oregon

My Commission Expires: 4/28/19

CARMEN E. BARNES
NOTARY PUBLIC
PRINCE GEORGES COUNTY
MARYLAND
MY COMMISSION EXPIRES APRIL 28, 2019
TPL #99918431

Exhibit A

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

A PORTION OF GOVERNMENT LOT 5 OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ANGLE POINT NO. 3, IN THE MEANDER LINE OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AS ESTABLISHED BY FRED MENSCH, U.S. CADASTRAL ENGINEER, IN NOVEMBER, 1916; AND RUNNING THENCE SOUTH 78 DEGREES 00' EAST, 156.6 FEET, MORE OR LESS, TO A POINT IN THE LINE MARKING THE WESTERLY BOUNDARY OF THE RIGHT-OF-WAY OF THE DALLES-CALIFORNIA HIGHWAY, AS THE SAME IS NOW CONSTRUCTED; THENCE SOUTHERLY AND WESTERLY ALONG THE SAID WESTERLY BOUNDARY OF THE DALLES-CALIFORNIA HIGHWAY, TO A POINT WHICH IS SOUTH 7 DEGREES 20' EAST FROM ANGLE POINT NO. 2 IN THE ABOVE MENTIONED MEANDER LINE; THENCE NORTH 7 DEGREES 20' WEST 74.0 FEET, MORE OR LESS, TO THE SAID ANGLE POINT NO. 2; THENCE NORTH 32 DEGREES 39' EAST ALONG THE SAID MEANDER LINE, 339.3 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Parcel ID: R379726

Commonly known as 8730 Shady Pine Road, Klamath Falls, OR 97601
However, by showing this address no additional coverage is provided