



00198222201700008210020021

01/26/2017 11:23:30 AM

Fee: \$47.00

Returned at Counter

After recording, return to :  
Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
Peggy Sue Miller  
6735 E. Greenhurst Rd.  
Nampa, ID 83686

**Grantors:**

Gary W. Nielsen  
22148 Hwy 140E  
Dairy, OR 97625

**Grantee:**

Peggy Sue Miller  
6735 E. Greenhurst Rd.  
Nampa, ID 83686

**BARGAIN AND SALE DEED**

Gary W. Nielsen, Grantor, conveys to Peggy Sue Miller (formerly known as Peggy Sue Watson), Grantee, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, which is made a part hereof by this reference.

The true and actual consideration for this transfer is \$0.00.

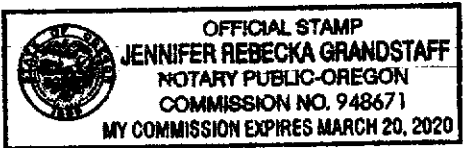
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.


DATED this 18<sup>th</sup> day of January, 2017.

  
Gary W. Nielsen, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

Personally appeared before me this 18<sup>th</sup> day of January, 2017, the above-named Gary W. Nielsen, as Grantor, and acknowledged the foregoing instrument to be his voluntary act.



  
Notary Public for Oregon  
My Commission expires: 3-20-20

## LEGAL DESCRIPTION

### "EXHIBIT A"

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#### Parcel 1:

A piece or parcel of land situated in the S1/2 of the NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A.L. Michael to the State of Oregon, by deed dated July 18, 1936 and recorded in Book 107 at page 23, Klamath County Records of Deeds, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian bears South 47°03' West 1,836.2 feet distant, and running thence Southwesterly along the said Highway boundary to a point which bears South 77°05' West 126.2 feet distant; thence South 0°34' West 180 feet; thence South 62°29' West 186.6 feet, more or less to a point in a well established fence line which marks the Westerly boundary of that certain tract heretofore conveyed to A.L. Michael by Martin Stoehsler et al., by deed dated February 19, 1925 and recorded in Book 66 of Deeds, at page 552; thence South 1°45' East along said fence line 185 feet, more or less, to a point in the center of a dry gulch or wash; thence Southeasterly along the said gulch or wash to a point from which the said point of beginning bears North 0°34' East; thence North 0°34' East 636.3 feet, more or less, to the point of beginning.

#### Parcel 2:

A piece or parcel of land situated in the SW1/4 of the NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A.L. Michael to the State of Oregon by Deed dated July 18, 1936 and recorded in Book 107 of Deeds at Page 23, Klamath County Deed Records, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears South 44°49' West 1734.7 feet distant and running thence Southwesterly along the said highway boundary to a point which bears South 68°36' West 50.0 feet distant; thence South 11°45' East 170.6 feet, more or less, to a point in the boundary of the tract heretofore conveyed to James M. Barnes; thence following said boundary North 62°29' East 11.3 feet; thence North 0°34' East 180.0 feet, more or less, to the said point of beginning.

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