

2017-003046

Klamath County, Oregon

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03/23/2017 09:22:06 AM

Fee: \$42.00

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

Send tax statements to:
Howard R. and Cynthia R. Mueller
9718 Howard Lane
Klamath Falls, OR 97601

Grantor:

Cynthia R. Mueller
9718 Howard Lane
Klamath Falls, OR 97601

Grantee:

Howard R. Mueller and Cynthia R. Mueller
9718 Howard Lane
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Cynthia R. Mueller, Grantor, conveys to Howard R. Mueller and Cynthia R. Mueller, as tenants by the entirety, Grantees, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

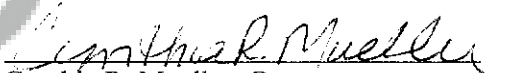
The E1/2 of the SE1/4 of Section 29 and the W1/2 of the SW1/4 of Section 28, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. RESERVING unto the Grantor, his heirs and assigns, an exclusive perpetual easement as follows:

Beginning at the Southwest corner of the E1/2 SE1/4 of Section 29, Township 35 South, Range 10 East of the Willamette Meridian, thence Easterly 1350 feet to a point, thence North 30 feet to a point, thence West 1350 feet to a point, thence South 30 feet more or less to the point of beginning.

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

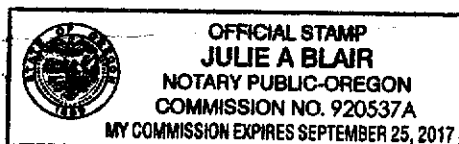
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

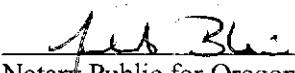
DATED this 22nd day of March, 2017.


Cynthia R. Mueller, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 22nd day of March, 2017, the above-named Cynthia R. Mueller, Grantor, and acknowledged the foregoing instrument to be her voluntary act.




Notary Public for Oregon
My Commission expires: 9/25/2017