

2017-003670

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU



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04/07/2017 10:43:05 AM

Fee: \$47.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

WILLIAM VICTOR CARLSON et ux
615 E. FRONT STREET
MERILL, OR 97633

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

SAME AS ABOVE

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

WILLIAM VICTOR CARLSON

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

CANDACE LEIGH CARLSON

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 LEGAL DESCRIPTION
MADE A PART HEREOF

(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 \$ ZERO. 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. (The sentence between the symbols ®, 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 APRIL 7, 2017; any signature on behalf of a business or other entity is made with the authority of that entity.

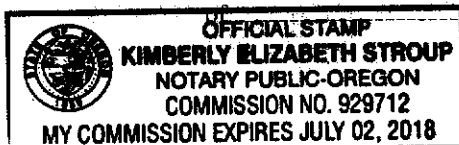
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 KLAMATHThis instrument was acknowledged before me on APRIL 7, 2017 by WILLIAM V. CARLSON

This instrument was acknowledged before me on _____

by _____

as _____



Notary Public for Oregon

My commission expires

JULY 2, 2018

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in Government Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the cased monument at the intersection of Front and Lincoln Streets, Merrill, Oregon; thence South 336.00 feet to a point REFERRED TO as Point A in that Real Estate Contract recorded in Volume 357 Page 114, Klamath County deed records, being West 1328 feet and South 336 feet from the 1/4 corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East 324.00 feet to the TRUE POINT OF BEGINNING of this description; thence North 296.00 feet to a point on the South right of way line of the Dalles-California Highway (Front Street); thence East along said right of way line, 211.00 feet; thence South 448.00 feet; thence West 211.00 feet; thence North 152.00 feet to the POINT OF BEGINNING, with bearings based on Front Street as being East; SURVEY NO. 3204.

EXCEPTING THEREFROM that tract of land described in Volume M87 Page 18495, of the Klamath County Deed Records described as; Portion of Lot 2 South of Front Street Merrill, Section 12, Township 41 Range 10.0 More particularly described as: Beginning at a point on the 1/4 Section line 40' South of a point on Section line 12.09 Chains West of 1/4 Section Corner between Sections 1 and 12, Township 41 South, Range 10; Thence running West along the South right-of-way line of Dalles-California Highway and parallel to said Section line between Sections 1 and 12 a distance of 75'; thence at an angle of 90° South 75'; thence at an angle of 90° East 75'; thence North 75' to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land situated in the NE1/4 NW1/4 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the West 1/16 corner common to Section 1, Township 41 South, Range 10 East of the Willamette Meridian and said Section 12 bears North 115.00 feet and West 535.00 feet; Thence West 19.00 feet; Thence South 124.00 feet; Thence East 19.00 feet; Thence North 124.00 feet to the point of beginning, containing 0.05 acres, more or less.