

2017-005746

Klamath County, Oregon



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05/25/2017 03:41:45 PM

Fee: \$52.00

BARGAIN AND SALE DEED

Grantor: Teresa Ann Brennan
10779 Pat Drive
Klamath Falls, OR 97603

Grantee: Cary and Scharri Brennan
3923 Beverly Drive
Klamath Falls, OR 97603

After recording, return to: Barbara M. Dilaconi, Esq., P.C.
121 South 8th Street
Klamath Falls, OR 97601

Send all property tax statements to: Cary and Scharri Brennan
3923 Beverly Drive
Klamath Falls, OR 97603

Consideration: \$42,261.00

Returned at Counter

KNOW ALL MEN BY THESE PRESENTS, That Teresa Ann Brennan, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Cary and Scharri Brennan, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of the Grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described in the attached Exhibit A.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$42,261.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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 SECTION 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

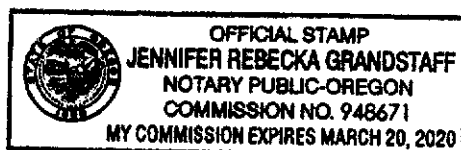
OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the Grantor has executed this instrument this 24th day of May, 2017;


Teresa Ann Brennan, Grantor

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on the 24th of May, 2017 by Teresa Ann Brennan, Grantor.





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

EXHIBIT A

PARCEL ONE.

That piece of real property commonly known as 10775 Pat Drive, Klamath Falls, OR 97601 and more specifically described as:

NE $\frac{1}{4}$ NE $\frac{1}{4}$, excepting therefrom the NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon;

SUBJECT TO: Contract and/or lien for irrigation and/or drainage; Easements and rights of way of record and those apparent on the land.

Property Id. No.	580357	Map Tax Lot 3908-02100-00100-000	10ac.
Property Id. No.	491854	Map Tax Lot 3908-02100-00100-000	20ac.

PARCEL TWO.

That piece of real property commonly known as 10799 Pat Drive, Klamath Falls, OR 97601 and more specifically described as:

The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER WITH a road easement along the West 20 feet if the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 21.

Together with and Easement created by instrument, including the terms and provisions thereof, dated February 10, 1966, Recorded May 9, 1966, in Volume M66, Page 5014, Microfilm Records of Klamath County, Oregon, in favor of Patrick Carey Brennan and Mildred Evelyn Brennan, for: An easement over the West 30 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, to the public road which runs through the said SE $\frac{1}{4}$ NE $\frac{1}{4}$.

Property Id. No. 580320	Map Tax Lot 3908-02100-00200-000	5ac.
Property Id. No. 705464	Map Tax Lot 3908-02100-00200-000	5ac.