

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2017-006157

Klamath County, Oregon



00204738201700061570020027

06/05/2017 03:26:07 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address
 Gary Joseph Dawkins
 Reba Diane Seymour
 5743 Harlan Dr.
 Klamath Falls, OR, 97603
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 5743 Harlan Dr.
 Klamath Falls, OR, 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Susan Tiona Dawkins

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
 Gary Joseph Dawkins and Reba Diane Seymour with Rights of Survivorship
 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 Exhibit A Attached hereto and 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 \$ To Convey Title. 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 June 2nd 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 Klamath

This instrument was acknowledged before me on June 2nd 2017
 by Susan Tiona Dawkins - Bohme

This instrument was acknowledged before me on

by

as

of



OFFICIAL SEAL
 DEBORAH TORRIE
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 479138
 My Commission Expires AUGUST 20, 2017

Deborah Torrie
 Notary Public for Oregon

My commission expires August 20th 2017

Exhibit A

A portion of Tract No. 22, HOMEDALE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Tract 22; thence Northerly along the East line of Tract 22 a distance of 239.20 feet; thence West along the South line of property described in Book 320 at Page 586, Deed Records of Klamath County, Oregon, a distance of 178.38 feet to the true point of beginning of this parcel; thence South parallel to the East line of Tract 22 to the North line of Harlan Drive; thence Northwesterly along the North line of Harlan Drive to the Southeast corner of that property described in Book 314 at Page 290, Deed Records of Klamath County, Oregon; thence North along the East boundary of the property described in Book 314 at Page 290, Deed Records of Klamath County, Oregon, to the Southwest corner of that property described in Book 320 at Page 586, Deed Records of Klamath County, Oregon; thence East along the South line of property described in Book 320 at Page 586, Deed Records of Klamath County, Oregon, a distance of 85 feet, more or less, to the point of beginning.