

2017-006874

Klamath County, Oregon



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06/23/2017 08:37:32 AM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE

Clara Varcoe

927 SW 14th ST

REDMOND, OR 97756

Grantor's Name and Address

Ronald E. Varcoe

927 SW 14th ST

Redmond, OR 97756

Grantee's Name and Address

After recording, return to (Name and Address):

Ronald E. Varcoe

927 SW 14th ST

Redmond, OR 97756

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

Ronald E. Varcoe

927 SW 14th ST

Redmond, OR 97756

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that CLARA VARCOE

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

RONALD E. VARCOE

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 "LEGAL DESCRIPTION" 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 \$ CHANGE VESTING. 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 6-20-2017; 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.

x Clara Varcoe

STATE OF OREGON, County of DESCHUTES ss.

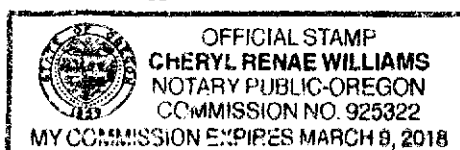
This instrument was acknowledged before me on 6-20-2017 ON 6/20/2017
by W RONALD E. VARCOE Clara Varcoe

This instrument was acknowledged before me on

by

as

of



Cheryl R. Williams

Notary Public for Oregon

My commission expires 3-9-2018

**LEGAL
DESCRIPTION**

All the following described real property situated in Klamath County, Oregon, to-wit:

PARCEL 1: Running East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, 877.6 feet; thence running Southerly along the West line of Highway 97, 825 feet to the point of beginning; thence Westerly at right angles to said highway, 100 feet; thence Southerly parallel to said highway, 100 feet; thence Easterly at right angles to said highway, 100 feet; thence Northerly along the West line of said highway, 100 feet to the place of beginning.

The above parcel is subject to 20 feet off the front or Easterly side deed to State Highway Commission.

PARCEL 2: Running East from the Northwest corner of the Northwest quarter of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, 857.6 feet; thence running Southerly along the West line of new survey of Highway 97, 925 feet; thence running Westerly at right angles to said Highway, 100 feet; thence Southerly, parallel to said Highway, 100 feet; thence Easterly at right angles to said highway, 100 feet; thence Northerly along said West Highway line 100 feet to place of beginning.

PARCEL 3: Running East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, 877.6 feet; thence running Southerly along the West line of Highway 97, 825 feet; thence Westerly at right angles to said highway, 100 feet to point of beginning; thence Southerly, parallel to said highway, 100 feet; thence Westerly, at right angles to said highway, 20 feet; thence Southerly, parallel to said highway, 100 feet; thence Westerly at right angles to said highway, 100 feet; thence Northerly parallel to said highway, 200 feet; thence Easterly, at right angles to said highway, 120 feet to point of beginning.

PARCEL 4: Beginning at the NW corner of Section 31, Township 24 South, Range 9 E.W.M. and running East 877.6 feet, and southerly, along the west line of Highway 97, 775 feet to beginning of tract description; thence running Westerly, at right angles to said highway, 100 feet; thence Southerly, parallel to said highway, 50 feet; thence easterly, at right angles to said highway, 100 feet; thence Northerly, along the west line of said highway right of way, 50 feet to place of beginning.

LESS: 20 feet of frontage which was deeded to the Oregon State Highway Commission in 1943.

PARCEL 5: Beginning from a point running from the Northwest corner of Section 31, Township 24 South, Range 9 E.W.M. 877.6 feet and Southerly along the West line of Highway #97, 725 feet to a point of description of Slusher property, and running Westerly at right angles to Highway # 97, 120 feet to a point of description for the tract herein conveyed; thence Southerly parallel with said Highway 100 feet; thence Westerly at right angles to said highway, 100 feet; thence Northerly parallel with said highway, 100 feet; thence Easterly at right angles to said highway, 100 feet to place of beginning.

PARCEL 6: Beginning East from the NW corner of Section 31, Township 24 South, Range 9 E.W.M., 877.6 feet; thence running Southerly along the West line of Highway 97, 775 feet; thence Westerly, at right angles to said Highway, 100 feet to point of description of the tract herein conveyed; thence Southerly, parallel to Highway, 50 feet; thence Westerly, at right angles to said Highway, 20 feet; thence Northerly parallel to said highway, 50 feet; thence Easterly, at right angles to said highway, 20 feet to point of beginning.