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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2017-007951

Klamath County, Oregon



00206962201700079510020024

07/17/2017 02:56:42 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USENADINE HOY & CHARLES
B. HOY JR.

Grantor's Name and Address

THOMAS CHARLES HOY

Grantee's Name and Address

After recording, return to (Name and Address):

THOMAS CHARLES HOY.
13910 Hwy 66
Klamath Falls OR 97601

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

THOMAS CHARLES HOY
13910 Hwy 66
Klamath Falls OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that NADINE HOY & CHARLES B. HOY JR.

~~THOMAS CHARLES HOY.~~

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

THOMAS CHARLES HOY.

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

(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 \$1.00. 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 July 17, 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 ss.

This instrument was acknowledged before me on July 17, 2017 by Nadine Hoy

This instrument was acknowledged before me on July 17, 2017 by Charles B. Hoy Jr.

as

of



OFFICIAL STAMP
JENNIFER M ENGELBRECHT
NOTARY PUBLIC- OREGON
COMMISSION NO. 956411
MY COMMISSION EXPIRES NOVEMBER 08, 2020

Notary Public for Oregon

My commission expires 11-8-2020

EXHIBIT "A"

182989AM

A portion of the SE1/4, and of the SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Commencing at the section corner common to Sections 31 and 32, Township 39 South, Range 8 East, Willamette meridian, thence along the East line of said Section 31, North 02°00' 07" West, 331.93 feet to the Northerly right of way line of Weyerhaeuser Road described in Deed recorded August 30, 1996 in Volume M96, Page 27024, thence along the Northerly right of way of said Weyerhaeuser Road North 63°07' 00" West 2,151 feet to the true point of beginning; thence along the Northerly right of way of said Weyerhaeuser Road, North 63°07' 00" West 1,411 feet more or less to the Easterly right of way of Highway 66 (Green Springs Highway); thence Northeasterly along the Easterly right of way of said Highway 66, 721.9 feet more or less to the Northwest corner of Parcel 1 of Land Partition 20-98; thence leaving said Highway 66, along the Southerly property line of Parcel 1 of Land Partition 20-98, South 47°22' 52" East, 1,241.9 feet to a common corner of Parcel 1 and Parcel 2 of said Land Partition; thence South 39°22' 32" West, 333 feet, more or less, to the point of beginning.