

Returned at Counter

After recording return to:
David and Ann Larson
6061 Hilyard Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent
to the following address:
David and Ann Larson
6061 Hilyard Avenue
Klamath Falls, OR 97603

2017-008407

Klamath County, Oregon



00207523201700084070010019

07/27/2017 03:41:16 PM

Fee: \$42.00

STATUTORY
BARGAIN AND SALE DEED

We, David Ryan Larson and Ann Larson, as Tenants by the Entirety, Grantor, conveys to, David Ryan Larson and Ann Larson, as Tenants by the Entirety, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

LOTS 1, 2 AND 3 OF HOMELAND TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THAT PORTION OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN LOTS 1 AND 2, HOMELAND TRACTS NO. 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF PATTERSON STREET AND THE NORTH LINE OF HILYARD STREET; THENCE SOUTH 87°46' WEST ALONG THE NORTH LINE OF HILYARD STREET 135.04 FEET; THENCE NORTH 0°54' WEST 110.2 FEET; THENCE NORTH 87°59' EAST, 135 FEET TO THE WEST LINE OF PATTERSON STREET; THENCE SOUTH 0°54' EAST TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE NORTHERLY 78.5 FEET OF THE EASTERLY 200 FEET OF LOT 2 AND THE EASTERLY 200 FEET OF LOT 3.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND SITUATED IN LOTS 1, 2 AND 3 OF HOMELAND TRACTS NO. 2 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, BEING IN THE SW1/4 SW1/4 OF SECTION 1, T39S, R9EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR ON THE SOUTH LINE OF SAID LOT 1 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 1 BEARS NORTH 87°46' EAST 135.04 FEET; THENCE ALONG THE LINES OF THE EXCEPTED PORTIONS OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME M86, PAGE 1202, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN SAID LOTS 1, 2 AND 3, NORTH 00°51'51" WEST (NORTH 00°54' WEST BY SAID DEED VOLUME) 110.20 FEET TO A 5/8" IRON PIN, NORTH 87°46'00" EAST 135.04 FEET TO A 5/8" IRON PIN ON THE EASTERLY LINE OF SAID LOT 2, NORTH 89°55'29" WEST, 200.00 FEET AND NORTH 00°51'51" WEST 171.41 FEET (171.5 FEET BY SAID DEED VOLUME) TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE LEAVING SAID EXCEPTION, NORTH 89°55'29" WEST 23.67 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01°06'00" EAST 290.60 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 87°46'00" EAST 87.47 FEET TO THE POINT OF BEGINNING, AND WITH BEARINGS BASED ON THE SOUTH LINE OF SAID LOT 1 AS BEING NORTH 87°46'00" EAST, PLAT RECORD.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030) The purpose of this document is to isolate a lawful unit of land from the property described in "Exhibit A" within Deed Volume 2013-008803, Deed Records of Klamath County, Oregon. See Vacation Order described in Deed Volume 2015-012039, Deed Records of Klamath County, Oregon

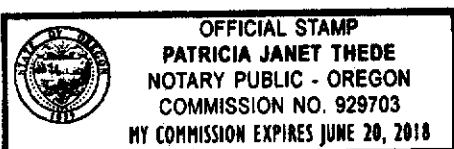
Dated this 27 day of JULY, 2017.

David Ryan Larson

Ann Larson

State of Oregon }
County of Klamath } ss

This instrument was acknowledged before me on this 27th day of August, 2017 by
David Ryan Larson and Ann Larson



Notary Public for the State of Oregon
My commission expires: 6/20/2018