

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REP

2017-008674

Klamath County, Oregon



00207847201700086740020020

08/02/2017 12:45:44 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

E. Susan Flury
2857 Wildriver Drive
Roseburg, OR 97470

Grantor's Name and Address

Sherrie L Smith
148340 Snuffy Drive
Lapine Oregon, 97739

Grantee's Name and Address

After recording, return to (Name and Address):

Sherrie L Smith
148340 Snuffy Drive
Lapine, OR 97739

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

Sherrie L Smith
148340 Snuffy Drive
Lapine, OR 97739

BARGAIN AND SALE DEED - STATUTORY FORM

E. Susan Flury

.., Grantor,

conveys to
Sherrie L Smith

.., Grantee,

the following real property situated in Klamath County, Oregon:

The real property described in attached Exhibit 'A'

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$15,500.00 .. (Here, comply with the requirements of ORS 93.030.)

DATED -

3-3-16

..; 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 - Douglas

-) ss.

This instrument was acknowledged before me on - March 3rd 2016

by - E. Susan Flury

This instrument was acknowledged before me on -

by -

as -

of -



OFFICIAL STAMP
NICHELLE DOS SANTOS
NOTARY PUBLIC - OREGON
COMMISSION NO. 941589
MY COMMISSION EXPIRES AUGUST 5, 2019

Notary Public for Oregon

My commission expires - August 5th 2019

EXHIBIT 'A'

Tax Lot 24-08-36DA-00200

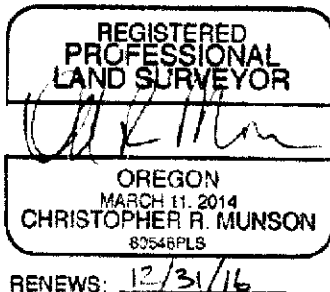
A parcel of land located in the Northeast One-Quarter of the Southeast One-Quarter (NE1/4 SE1/4) of Section Thirty-Six (36), Township Twenty-Four (24) South, Range Eight (8) East, Willamette Meridian, Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at the Northeast corner of the Southeast quarter (SE 1/4) of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, thence South 254.8 feet to the true point of beginning; thence West Northwesterly 314.27 feet to the East boundary of U.S. Highway 97; thence Southerly along said boundary 228.5 feet; thence Easterly at a 90° turn, 30 feet; thence Southerly at right angles, 100 feet to the North boundary line of a parcel of land deeded to Willis and Mabel Jorstad as recorded in Book 155, Page 34 in County Clerk's Office of Klamath County, thence Easterly along said line 439.2 feet to Section line; thence North 363.13 feet to point of beginning.

SUBJECT TO rights of the public in and to any portion of said premises lying within the limits of public roads and highways; limited access in Deed to State of Oregon by and through its State Highway Commission recorded January 14, 1952, in Volume 252 at Page 220, Deed Records of Klamath County, Oregon; Right of way Contract, including the terms and provisions thereof, granting the right to select a route for permanent pipe line 5 feet in width to Cascade Natural Gas Corporation, recorded August 7, 1963 in Deed Volume 347 at Page 218; limited access in Deed from State of Oregon by and through its State Highway Commission recorded August 16, 1962 in Deed Volume 339 at Page 417.

EXCEPTING THEREFROM that certain property conveyed by Deed from E. Susan Flury to Harold G. Lloyd and Libby L. Lloyd, husband and wife, recorded in Volume M80, Page 22633, Official Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that certain property conveyed by Warranty Deed from E. Susan Flury to Michael A. Short, recorded in Volume M81, Page 9251, Official Records of Klamath County, Oregon.



Munson & Associates
civil engineers | land surveyors