



2017-008956
Klamath County, Oregon
08/09/2017 01:14:00 PM
Fee: \$52.00

BARGAIN AND SALE DEED

Grantor: Brian L. Edwards
180 Bluebird Lane
Tillamook, OR 97141

Grantee: Jose Arturo Murillo
3415 Shasta Way
Klamath Falls, OR 97603

After recording, return to: Barbara M. DiIaconi, Esq., P.C.
121 South 8th Street
Klamath Falls, OR 97601

Send all property tax statements to: Jose Arturo Murillo
3415 Shasta Way
Klamath Falls, OR 97603

Consideration: In the Matter of the Estate of Eleanor M. Edwards
Klamath County Circuit Court Case No. 16PB01568

KNOW ALL MEN BY THESE PRESENTS, That Brian L. Edwards, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jose Arturo Murillo, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Real property located in Klamath County, Oregon, more particularly described as follows:

The property commonly known as 3415 Shasta Way, Klamath Falls, OR 97603,
more particularly described in the attached Exhibit A.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.


The true and actual consideration paid for this transfer, is part of the probate as, In the Matter of the Estate of Eleanor M. Edwards Klamath County Circuit Court Case No. 16PR 01568, However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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 SECTION 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

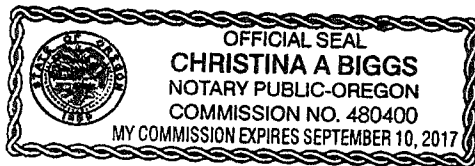
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the Grantor has executed this instrument this 10th day of August, 2017;


Brian L. Edwards, Grantor

STATE OF OREGON)
) ss
County of Tillamook)

This instrument was acknowledged before me on the 10th of August, 2017 by, Brian L. Edwards, Grantor.



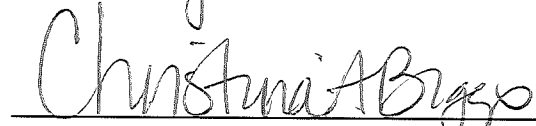

Notary Public for Oregon
My Commission Expires: 9-10-2017

EXHIBIT "A"

Lots No. 26 and 22A of Enterprise Tracts, situated in the SE1/4 of the SW1/4 and the SW1/4 of the SE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North right of way line of Shasta Way which lies North 89° 08' East a distance of 2662.3 feet and North 0° 49' West a distance of 15 feet from the iron pin which marks the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, and running North 0° 49' West a distance of 116 feet to an iron pin; thence South 89° 08' West a distance of 60 feet to an iron pin; thence North 0° 49' West a distance of 184 feet to an iron pin; thence North 89° 08' East a distance of 180 feet to a point; thence South 0° 49' East a distance of 300 feet to a point on the North right of way line of Shasta Way; thence South 89° 08' West along the North right of way line of Shasta Way a distance of 120 feet, more or less, to the point of beginning.

Excepting therefrom the portion of real property described as follows:

Starting at the iron pin marking the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 08' East along the South line of Section 34, a distance of 2662.3 feet; thence North 0° 49' West 15.0 feet to an iron pin on the North line of Shasta Way; thence North 0° 49' West 116.0 feet to an iron pin and the True Point of Beginning of this description; thence South 89° 08' West 60.0 feet to an iron pin; thence North 0° 49' West 184.0 feet to an iron pin; thence North 89° 08' East 60.0 feet to an iron pin; thence South 0° 49' East 184.0 feet to the place of beginning.