

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS

2017-009999

Klamath County, Oregon



00209530201700099990020028

09/05/2017 03:37:58 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USECharles M. Stelley and
Keli J. Patterson - Stelley

Grantor's Name and Address

James L. Porterfield

Grantee's Name and Address

After recording, return to (Name and Address):

James L. Porterfield
1818 Pine Grove Rd.
Klamath Falls, OR 97603

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

same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Charles M. Stelley and Keli J. Patterson - Stelley, husband and wife hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James L. Porterfield 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 Exhibit "A"

(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 \$ N/A . 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 Φ , 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 individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on the 5th Day of September 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.

Charles M. Stelley
Keli J. Patterson - Stelley

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on September 5th, 2017
by Charles M. Stelley + Keli J. Patterson Stelley

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL STAMP
AUDRA ENRIGHT LUNDY
NOTARY PUBLIC-OREGON
COMMISSION NO. 951438
MY COMMISSION EXPIRES JUNE 19, 2020

Audra E. Lundy
Notary Public for Oregon
My commission expires June 19th, 2020

Exhibit "A"

Parcel 1:

A portion of that tract of land recorded in Deed Volume 332 at page 515, Records of Klamath County, Oregon, described therein as being in the NE 1/4 NW 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, said portion of said tract being more particularly described as follows:

Beginning at a point on the Westerly boundary of said tract, which point bears South 0 degrees 06' West, a distance of 25.0 feet from the Northwest corner thereof, and bears South 1013.56 feet and West 1281.88 feet from the quarter section corner common to Sections 4 and 9, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89 degrees 55' East, parallel with the North boundary of said tract, a distance of 169.0 feet; thence South 0 degrees 06' West, parallel with the West boundary, a distance of 306.72 feet to the South boundary; thence North 89 degrees 30' West along same, a distance of 169.0 feet to the Southwest corner of said tract; thence North 0 degrees 06' East along the West boundary of same, which is common to the Easterly right-of-way of the County Road, Pine Grove Road, a distance of 305.0 feet to the point of beginning. Tax Account #R 593735

Parcel 2:

A parcel of land in the NE 1/4 of NW 1/4 of Section 9, Twp. 39 S., Range 10 E., W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2" iron pipe which marks the SW corner of the SE 1/4 of the NW 1/4 of said Section 9; thence N 0°06' E 1343.84 feet along center line of County Road (60 feet wide); thence S 89°30' E 30.0 feet to the East right-of-way of said road; thence S 89°30' E 169.0 feet to a 1/2" iron rebar which marks the true point of beginning; thence S 89°30' E 264.25 feet to a 1/2" iron rebar; thence N 0°06' E 100.56 feet to a 1/2" iron rebar; thence N 85°15' W 264.98 feet to a 1/2" iron rebar; thence S 0°06' W 120.19 feet to a point of beginning, containing .67 acres, more or less. Tax Account # R593717