

Returned at Counter

2017-010874

Klamath County, Oregon



00210610201700108740020021

09/26/2017 09:28:04 AM

Fee: \$47.00

After Recording Return to:

Timothy M. McFall and Donna M. McFall  
8333 Hwy 140 E, Klamath Falls, Or 97603

Send Tax Statements:

Timothy M. McFall and Donna M. McFall  
8333 Hwy 140 E, Klamath Falls, Or 97603

### BARGAIN AND SALE DEED

(ORS 93.860)

Timothy M. Fall, Grantor, conveys to  
Timothy M. McFall and Donna M. McFall, as tenants by the entirety

Grantee, the following described real property:

See Exhibit 'A' attached hereto and by reference made a part hereof.

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. 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.

The true consideration for this conveyance is \$0.00.

Dated this 25<sup>th</sup> day of September, 2017.

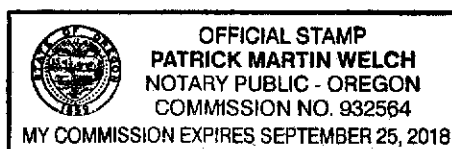
Timothy M. McFall  
Donna M. McFall

State of OR, County of Jackson )ss.

This instrument was acknowledged before me on 09/September 25<sup>th</sup> 2017  
by Timothy M. McFall and Donna M. McFall

[Signature]  
Notary Public

My commission expires: 09/25/2018



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Excepting Therefrom 2007-004727

A Tract of land being a portion of Parcel 2 of "Major Land Partition 6-89" and a Portion of Parcel 3 of "Major Land Partition 36-89", situated in the W1/2 NE1/4 of Section 7, T39S, R10EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Westerly corner common to said Parcels 2 and 3; thence S00°01'00"E, along the west line of said Parcel 3, 2.00 feet; thence, leaving the said west line, N88°50'59"E 90.10 feet; thence N80°28'08"E 115.87 feet, thence S76°50'26"E 62.65 feet, thence S86°55'32"E 112.97 feet to a point on the east line of said Parcel 3; thence N07°21'00"E, along the said East line, 2.01 feet to a point on the line common to said Parcels 2 and 3; thence, along the boundary of said parcel 2, N89°54'00"E 528.27 feet, N00°10'47"E 46.13 feet, N57°00'00"W 198.86 feet, on the arc of a curve to the right (radius equals 700.00 feet and central angle equals 13°49'00") 315.61 feet, S89°54'00"W 610.96 feet and S00°01'00"E 263.00 feet to the point of beginning, containing 4.64 Acres, more or less, with bearings based on record of survey 4890 on file at the office of the Klamath County Surveyor.

Together with 2007-004726

A tract of land being a portion of Parcel 2 of "Major Land Partition 6-89" and a portion of Parcel 3 of "Major Land Partition 36-89", Situated in the W1/2 NE1/4 of Section 7, T39S, R10EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the west line of said Parcel 3, from which the most Westerly corner common to said Parcels 2 and 3 bears N00°01'00"W 2.00 feet; thence N88°50'59"E 90.10 feet; thence N80°28'08"E 115.87 feet; thence S76°50'26"E 62.65 feet; thence S86°55'32"E 112.97 feet to a point on the boundary of said Parcel 3; thence, along the boundary of said Parcel 3, S07°21'00"W 299.04 feet, N82°39'00"W 112.57 feet, S10°00'00"W 347.80 feet, N71°16'48"W 177.06 feet and N00°01'00"W 567.20 feet to the point of beginning, containing 3.85 Acres, more or less, with bearings based on record of Survey 4890 on file at the office of the Klamath County Surveyor.