



After recording return to:
Christopher Bitzer and Nancy Drake
PO Box 7748
Klamath Falls, OR 97602

Until a change is requested all tax
statements shall be sent to the
following address:
Same as above

File No.: 7072-2912640 (AM)
Date: September 25, 2017

2017-011086
Klamath County, Oregon
09/29/2017 02:18:00 PM
Fee: \$52.00

THIS SPACE RESERVED FOR

STATUTORY BARGAIN AND SALE DEED

Christopher Bitzer, Grantor, conveys to **Christoper Bitzer and Nancy Drake, Husband and Wife, As Joint Tenants**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See Attached Exhibit "A"

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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.

Dated this 25 day of SEPTEMBER, 20 17.

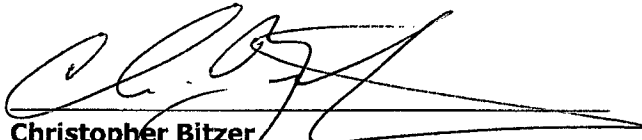
FIRST AMERICAN - 2912640-55

APN:

Bargain and Sale Deed
- continued

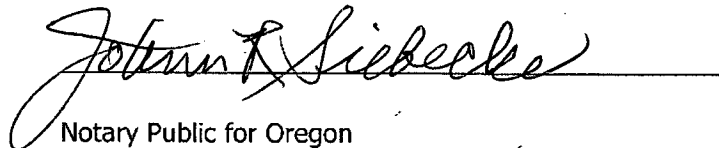
File No.: 7072-2912640 (AM)

Date: 09/25/2017


Christopher Bitzer

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25th day of Sept, 2017
by **Christopher Bitzer**.


Notary Public for Oregon
My commission expires: 6.12.21

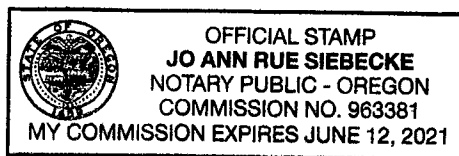


EXHIBIT "A"
LEGAL DESCRIPTION

The Westerly 70 feet of the following described property:

Beginning at an iron pin which lies West along the South line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is also the center line of Shasta Way, a distance of 180.5 feet and North 0°11' East a distance of 30 feet from the iron pin which marks the Southeast corner of said Section 35 and running thence, continuing North 0°11' East parallel to the East line of said Section 35 a distance of 263.2 feet to an iron pin; thence West parallel to the South line of said Section 35 a distance of 150.5 feet to an iron pin, which is on the West line of Tract 68 of Fair Acres Subdivision No. 1, thence South 0°11' West along the West line of said Tract 68 and parallel to the East line of Section 35 a distance of 263.2 feet to an iron pin which is on the North right of way line of Shasta Way 30 feet Northerly from the South line of said Section 35 thence East along the North right of way line of Shasta Way, parallel to the South line of Section 35 a distance of 150.5 feet, more or less, to the point of beginning, said tract being in Tract 68 of Fair Acres Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon in the SE1/4 of SE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.