

BLS

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



2017-011097

Klamath County, Oregon

09/29/2017 03:16:00 PM

Fee: \$42.00

Daniel M. Heaton

Emily V. Heaton

Grantor's Name and Address

Emily V. Heaton

Grantee's Name and Address

After recording, return to (Name and Address):

Emily V. Heaton

3010 Vale Road

Klamath Falls, OR 97603

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

Same as Above

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Daniel M. Heaton and Emily V. Heaton

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Emily V. Heaton

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*):

That portion of the Southwest quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 30 feet South of the center of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence West along the South side of Booth Road, 1042.29 feet, more or less, to a 1/2 inch rebar with plastic cap stamped LS 1289; and the TRUE POINT OF BEGINNING; thence leaving said road and bearing South, 220 feet to a 1/2 inch rebar with LS 1289; thence West parallel to said road, 400.00 feet, more or less, to the Easterly side line of that tract of land described in Deed recorded in Volume 74, page 637, Deed Records of Klamath County, Oregon, in which M. E. and O. B. Cornett were grantees; thence North along said Easterly side line to the South margin of Booth Road; thence Easterly, along said margin to the True Point of Beginning.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$Per Divorce Decree. 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 ®, 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 to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on September 28, 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.

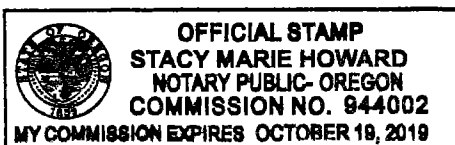
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on September 28, 2017,by Daniel M. Heaton and Emily V. Heaton

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



Notary Public for Oregon
My commission expires 10-19-19