

BLS

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



2017-011600

Klamath County, Oregon



00211474201700116000020022

10/12/2017 12:25:08 PM

Fee: \$47.00

FOR
RECORDER'S USE

Christopher Hagen
1715 Lakeshore Drive
Klamath Falls, OR 97601

Grantor's Name and Address

Patricia Welling
1715 Lakeshore Drive
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

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

Patricia Welling
1715 Lakeshore Drive
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Christopher Hagen

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

Patricia Welling and Christopher Hagen

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):

Parcel 1.

Beginning at the Southwesterly corner of Lot 56, LAKESHORE GARDENS, in the County of Klamath, State of Oregon, thence Northerly along the Westerly boundary of said Lot 56, 108.1 feet to the Northwesterly corner of said Lot 56, thence Easterly along the Northerly boundary of said Lot 56, which is also the North boundary of the SW 1/4 NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, a distance of 106 feet; thence Southwesterly in a straight line to the point of beginning, being a part of Lot 56, LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon recorded on page 7 of Book 7 of Plat of Klamath County, Oregon.

Parcel 2.

Beginning at a point on the North line of the SW 1/4 NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, which is 68 feet West along the said North line of said SW 1/4 NW 1/4 (description continued on back of this paper)

(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 \$165,000.00. ① 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. ① (The sentence between the symbols ①, 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 October 12, 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.

Christopher Hagen
Patricia Welling

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 12, 2017
by Christopher Hagen and Patricia Welling

This instrument was acknowledged before me on

by

as

of



OFFICIAL STAMP
CHELSEY CARYN ALISON
NOTARY PUBLIC - OREGON
COMMISSION NO. 953502

MY COMMISSION EXPIRES AUGUST 18, 2020

Notary Public for Oregon

My commission expires August 18, 2020

(continued from front page)

from its intersection with the Southerly boundary of Rock Creek Road; (now known as Lakeshore Drive); thence West 82 Feet along the said North line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence Northeasterly on a straight line to a point on the Southerly boundary of the Rock Creek Road which is 150 Feet Northwesterly along the Southerly boundary of the Rock Creek Road from its intersection with the Northerly line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25; thence Southeasterly along the Southerly boundary of the Rock Creek Road a distance of 75 feet; thence Southwesterly in a straight line to the point of beginning.

Also, beginning at a point on the Northerly boundary of the Rock Creek Road which is 150 Feet Northwesterly along the said Northerly boundary of the Rock Creek Road from its intersection with the North line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 38 South, Range 8 East of the Willamette Meridian; thence due North 20 Feet, more or less, to the water line of Upper Klamath Lake; thence Southeasterly along the said water line of Upper Klamath Lake, a distance of 75 Feet; thence due South 20 Feet, more or less to the Northerly boundary of the Rock Creek Road; thence Northwesterly along the Northerly boundary of the Rock Creek Road 75 feet, to the point of beginning, both parcels being located in Lot 1, Section 25, Township 38 South, Range 8 East of the Willamette Meridian.