



THIS SPACE RESERVED FOR

2017-011602  
Klamath County, Oregon  
10/12/2017 01:48:00 PM  
Fee: \$52.00

Everett R. Stone and Peggy J. Stone  
1101 Woodrow Lane #41  
Medford, OR 97504  
Grantor's Name and Address

Everett R. Stone  
1101 Woodrow Lane #41  
Medford, OR 97504  
Grantee's Name and Address

After recording return to:  
Everett R. Stone  
1101 Woodrow Lane #41  
Medford, OR 97504

Until a change is requested all tax statements shall be sent to the following address:  
Everett R. Stone  
1101 Woodrow Lane #41  
Medford, OR 97504

File No. 182415AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Everett R. Stone and Peggy J. Lang, who acquired title as Peggy J. Stone,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, to convey unto

Everett R. Stone,

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 the County of Klamath, State of Oregon, described as follows, to wit:

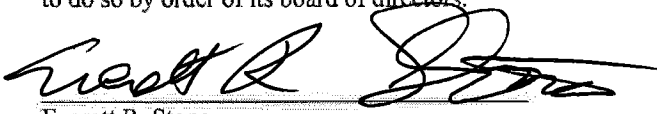
A parcel of land situated in the NW1/4 SE1/4 of Section 8, Township 39 South, Range10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pipe driven in the ground in the Northerly boundary of the right of way of the Klamath Falls-Lakeview Highway as the same is now located and constructed, 1055.9 feet Northwesterly from an iron pipe which marks the Southwesterly corner of the Mount Calvary Cemetery as shown by the plat thereof on file and of record in the office of the County Clerk of Klamath County, Oregon, and from which point of beginning the Southeasterly corner of the said Section 8 bears South 54° 30' East 2744.1 feet distant; thence continuing Northwesterly along the Northerly boundary of the said Klamath Falls-Lakeview Highway 200 feet more or less to the TRUE POINT OF BEGINNING of this description, said true point of beginning also being the Southwest corner of that parcel of land conveyed by Deed recorded August 10, 1945, in Book 179 at page 9; thence North 8° 50' East, 225.9 feet, more or less, to a point, said point also being the Northwest corner of said property conveyed by Deed recorded August 10, 1945, in Book 179 at page 9; thence North 70° 48' West, 290 feet, more or less, to the West line of said NW1/4 SE1/4; thence South along the West line of said NW1/4 SE1/4 162.5 feet to the Northerly right of way line of said Klamath Falls-Lakeview Highway; thence South 65° 48' East along the Northerly right of way line of said Klamath Falls-Lakeview Highway 310 feet to the true point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is to Convey Title. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration. To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.


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.

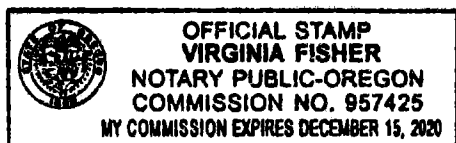
In Witness Whereof, the grantor has executed this instrument this 19<sup>th</sup> day of September, 2017; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

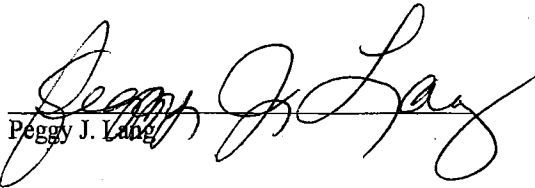
  
Everett R. Stone

State of Oregon } ss  
County of Jackson

On this 19<sup>th</sup> day of September, 2017, before me, Virginia Fisher a Notary Public in and for said state, personally appeared Everett R. Stone, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

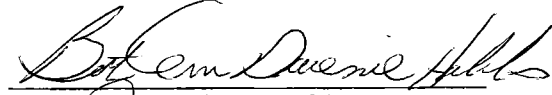
  
Notary Public for the State of Oregon  
Residing at: 60 Donna Wy Central Point OR 97502  
Commission Expires: December 15, 2020



  
Peggy J. Lang

State of Oregon } ss  
County of Josephine

On this 15<sup>th</sup> day of September, 2017, before me, Bettyann Downie Hobbs Notary Public in and for said state, personally appeared Peggy J. Lang, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Oregon  
Residing at: Grants, OR  
Commission Expires: 5-14-21

