

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

**2017-012270**

Klamath County, Oregon

10/25/2017 11:04:00 AM

Fee: \$62.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 182531AM

This document is being re-recorded at the request of AmeriTitle to correct the legal description as previously recorded in 2017-010874.

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Timothy M. McFallAddress: 859 Mesa DriveCity, ST Zip: Eagle Point, OR 97524**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bargain and Sale Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Timothy M. McFall**Grantor Name:** _____**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Timothy M. McFall**Grantee Name:** Donna M. McFall**5.** For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:**

Name: NO CHANGE

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$** 0**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A

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 25th 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 25th 2017
by Timothy M. McFall and Donna M. McFall

[Signature]
Notary Public

My commission expires: 09/25/2018

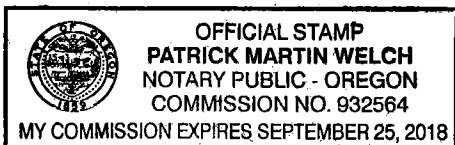


EXHIBIT "A"
LEGAL DESCRIPTION

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.

EXHIBIT "A"

182531AM

Parcel 3 of Major Land Partition No. 36-89, situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

A tract of land situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, being North $71^{\circ} 16' 48''$ West 484.74 feet from the Southeasterly corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89, North $10^{\circ} 00' 00''$ East 347.80 feet, South $82^{\circ} 39' 00''$ East 112.57 feet and North $07^{\circ} 21' 00''$ East, 301.05 feet to the North line of said Lot 4; thence South $89^{\circ} 54' 00''$ West 378.42 feet to the Northwest corner of said Lot 4; thence South $00^{\circ} 01' 00''$ East 569.20 feet to the Southwesterly corner of said Lot 4; thence South $71^{\circ} 16' 48''$ East 177.06 feet, more or less, to the point of beginning.

Excepting Therefrom 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, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Westerly corner common to said Parcels 2 and 3; thence South $00^{\circ} 01' 00''$ East, along the West line of said Parcel 3, 2.00 feet; thence, leaving the said west line, North $88^{\circ} 50' 59''$ East 90.10 feet; thence North $80^{\circ} 28' 08''$ East 115.87 feet, thence South $76^{\circ} 50' 26''$ East 62.65 feet, thence South $86^{\circ} 55' 32''$ East 112.97 feet to a point on the East line of said Parcel 3; thence North $07^{\circ} 21' 00''$ East, 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, North $89^{\circ} 54' 00''$ East 528.27 feet, North $00^{\circ} 10' 47''$ East 46.13 feet, North $57^{\circ} 00' 00''$ W 198.86 feet, on the arc of a curve to the right (radius equals 700.00 feet and central angle equals $13^{\circ} 49' 00''$) 315.61 feet, South $89^{\circ} 54' 00''$ West 610.96 feet and South $00^{\circ} 01' 00''$ East 263.00 feet to the point of beginning, more or less, with bearings based on record of survey 4890 on file at the office of the Klamath County Surveyor.

Together with 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 North 00°01'00" West 2.00 feet; thence North 88°50'59" East 90.10 feet; thence North 80°28'08" East 115.87 feet; thence South 76°50'26" East 62.65 feet; thence South 86°55'32" East 112.97 feet to a point on the boundary of said Parcel 3; thence, along the boundary of said Parcel 3, South 07°21'00" West 299.04 feet, North 82°39'00" West 112.57 feet, South 10°00'00" West 347.80 feet, North 71°16'48" West 177.06 feet and North 00°01'00" West 567.20 feet to the point of beginning, more or less, with bearings based on record of Survey 4890 on file at the office of the Klamath County Surveyor.