

2017-012446

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Patricia R. Slezak



00212485201700124460030031

10/30/2017 09:00:19 AM

Fee: \$52.00

GRANTOR'S NAME AND ADDRESS:

Waldrip Bros. Co.  
14450 S. 4<sup>th</sup> Ave. Ext.  
Yuma, AZ 85365

GRANTEE'S NAME AND ADDRESS:

Patricia R. Slezak  
24621 Piute Drive  
Tehachapi, CA 93561

SEND TAX STATEMENTS TO:

Patricia R. Slezak  
24621 Piute Drive  
Tehachapi, CA 93561

**BARGAIN AND SALE DEED**

**WALDRIP BROS. CO., an Oregon corporation,** hereinafter referred to as grantor, in consideration of One Hundred Twenty Nine Thousand, Seven Hundred Seventy Eight and No/100ths (\$129,778.00) Dollars, to grantor paid by **Patricia R. Slezak, a married woman, as her sole and separate property,** hereinafter called the grantee, does hereby grant, bargain, sell and convey the following described real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Beginning at a point on the Westerly right of way line of the County Road which is 20 feet south of the point of intersection of the Southerly right of way line of the Burlington Northern Railroad with the Westerly right of way line of the County Road; thence South along the Westerly right of way line of the County Road parallel to the East section line of section 6, Township 41 S., Range 11 East of W. M. a distance of 414 feet; thence West parallel to the Southerly right of way line of the Burlington Northern Railroad a distance of 207 feet; thence North parallel of the East section

right of way line of the Burlington Northern Railroad, a distance of 207 feet, more or less, to the point of beginning, all being in the Southeast ¼ of the S. E. ¼ of Section 6, Township 41 S., Range 11 E. W. M. in Klamath County, Oregon. All subject to contracts and/or liens for irrigation and/or drainage, easements and rights of way of record and those apparent on the land.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth and that grantor will and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whoever.


In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10<sup>th</sup> day of August, 2017.

**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 APPLICATION 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**

*Thomas E. Waldrip*  
Waldrip Bros. Co. by Thomas E. Waldrip

On the 10<sup>th</sup> of August 2017 before me, Patricia A. Brown  
DATE

 PATRICIA A BROWN  
Notary Public - Arizona  
Yuma County  
My Comm. Expires Sep 7, 2018