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NO PART OF ANY STEVENS-NESS FORM MAY BE REI

2017-012549

Klamath County, Oregon



00212607201700125490020028

10/31/2017 11:19:06 AM

Fee: \$47.00

Carla Lee Mueller

Grantor's Name and Address

James R. Mueller

Grantee's Name and Address

After recording, return to (Name and Address):

same as below

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

James R. Mueller

16087 Algoma Rd

Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that CARLA L. MUELLER AKA CARLA LEE MUELLER

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

JAMES R. MUELLER AKA JAMES R.L. MUELLER

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):

SEE ATTACHED LEGAL DESCRIPTIONS MADE A PART HEREOF

Also that certain Mobile Home M863328 1980 Kaufman 24 x 60
Serial Number SNA 112213SNB112213 x#194772

*** per Decree of Dissolution

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

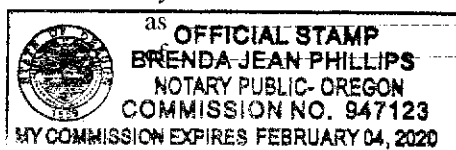
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ ***. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. ① (The sentence between the symbols 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 10-27-2017; 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 10-27-2017,
by Carla Lee Mueller aka Carla L. MuellerThis instrument was acknowledged before me on
by

Notary Public for Oregon
My commission expires 2-4-20

EXHIBIT "A"

A portion of the NE 1/4 of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin which is North 36 degrees 39' 30" West a distance of 421.9 feet from an iron pin which is 2218.6 feet South and 934.1 feet West of the Northeast corner of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and also marks the most Southerly point of a survey made for Howard Brown and registered with the Klamath County Surveyor's Office as Survey No. 1056; thence North 27 degrees 27' 07" West a distance of 917.7 feet to a 1/2 inch iron pin; thence North 61 degrees 23' 16" East a distance of 212.5 feet to a 1/2 inch iron pin; thence South 33 degrees 42' 23" East a distance of 977.0 feet to a 1/2 inch iron pin on Brown's property line; thence South 71 degrees 16' 16" West a distance of 322.8 feet along Brown's property line to the point of beginning.

CODE 183 MAP 3709-700 TL 400

ALSO:

All the following described real property situate in Klamath County, Oregon:

All that portion of the NW 1/4 of Section 7 Township 37 South, Range 9 East, Willamette Meridian which lies Southerly of the following described line:

Beginning at a 5/8" iron rod on the Easterly right of way line of Algoma Road (Old Dalles-California Highway), from which the Northeast corner of said Section 7 bears North 83°25'56" East 2619.29 feet; thence South 89°05'36" East 400.61 feet to a 5/8" iron rod; thence South 38°14'11" East 102.02 feet to a 5/8" iron rod; thence East 818.4 feet, more or less, to a point on the Easterly line of the NW 1/4 of said Section 7.

Also, all that portion of the S 1/2 of Section 7 Township 37 South, Range 9 East, Willamette Meridian, which lies Northerly and Westerly of that certain right of way deeded by Ellen and Stephen Herlihy to the Algoma Lumber Company on October 3, 1914, as shown by the Deed Records of Klamath County, Oregon, Volume 42, page 557.

EXCEPTING THEREFROM,

Beginning at a 1/2-inch iron pin which is North 36°59'30" West a distance of 421.9 feet from an iron pin which is 2218.6 feet South and 934.1 feet West of the NE corner of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and also marks the most Southerly point of a survey made for Howard Brown and registered with the Klamath County Surveyor's Office as Survey No. 1056; thence North 27°27'07" West a distance of 917.7 feet to a 1/2-inch iron pin; thence North 61°23'16" East a distance of 212.5 feet to a 1/2-inch iron pin; thence South 33°42'23" East a distance of 977.0 feet to a 1/2-inch iron pin on Brown's property line; thence South 71°16'16" West a distance of 322.8 feet along Brown's property line to the point of beginning.

FURTHER EXCEPTING,

That portion of the S 1/2 of Section 7, Township 37S, Range 9 East of the Willamette Meridian lying South of the North boundary of the Algoma Lumber Company Railroad right of way, now abandoned, as shown by Deed recorded in Volume 42, page 557, Deed Records of Klamath County, Oregon.