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FORM No. 723 - BARGAIN AND SALE DEED.

11959

11/07/2017 01:14:33 PM

Fee: \$42.00

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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

Returned at Counter

R.A. Gordon and Associates, LLC
9115 St Andrews Circle
Klamath Falls, OR 97603
Robert Alan Gordon Family Trust
9115 St Andrews Circle
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name and Address):
Robert Alan Gordon Family Trust
9115 St Andrews Circle
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):
Robert Alan Gordon Family Trust
9115 St Andrews Circle
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that R.A. Gordon and Associates, LLC

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, ~~and~~ ^{transfer} and convey unto Robert Alan Gordon Family Trust

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:

A tract of land situated in the SW1/4 of the SW1/4, Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the SW1/4 SW1/4, said Section 7 and 30 feet Northerly of the Southwest corner of said Section 7, thence Northerly along the West line of the SW1/4 SW1/4, said Section 7, 85.00 feet, thence Easterly parallel to the South line of said Section 7 to a point 15 feet Westerly of the center line of the Enterprise Irrigation District Canal, thence in a Southerly direction and paralleling the center line of said irrigation canal and following a line at all times 15 feet from the center line of said irrigation canal to a point 30 feet Northerly of the South line of said Section 7; thence Westerly parallel with the South line of said Section 7 to the point of beginning, being the Southerly 85.00 feet of that tract of land described in Deed Volume 214, page 511, as recorded in the Klamath County Deed Records. EXCEPTING THEREFROM that portion lying within the Klamath Falls-Merrill Highway.

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 \$ 0.00. 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. (The sentence between the symbols " " 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 _____ day of _____, 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 215.013, 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

This instrument was acknowledged before me on 9-21-17
by Robert Alan Gordon

This instrument was acknowledged before me on 9-21-17
by R.A. Gordon

as member
of R.A. Gordon and Associates, LLC



OFFICIAL STAMP
RINDA LEE TAPLEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 956709A
MY COMMISSION EXPIRES NOVEMBER 29, 2020

Rinda Lee Tapley
Notary Public for Oregon

My commission expires NOV-29, 2020