

2017-012847

Klamath County, Oregon



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11/07/2017 01:32:11 PM

Fee: \$47.00

Grantor's Name and Address

Margaret E Harrington
785 Homedale Road
Klamath Falls OR 97603
Margaret Isabelle Johnson
8415 Reeder Road
Klamath Falls OR 97603

Grantee's Name and Address

Margaret E Harrington
785 Homedale Road,
Klamath Falls, OR 97603
Margaret Isabelle Johnson & Troy D Johnson
8415 Reeder Road
Klamath Falls OR 97603

This Space Reserved For Recorders Use

After recording, return to (Name, Address, Zip):

Margaret E Harrington
785 Homedale Road
Klamath Falls OR 97603

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

Margaret E Harrington
785 Homedale Road
Klamath Falls OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS Margaret E Harrington and Margaret Isabel Johnson, not as tenants in common but with rights of survivorship, does hereby grant, bargain, sell and convey unto Margaret E Harrington, Margaret Isabel Johnson and Troy D Johnson, not as tenants in common but with rights of survivorship, herein after 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, to-wit:

See Attached Exhibit 'A' for Legal Description

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 .

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on _____ if grantor is a corporation, 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 or directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES

AS DEFINED IN ORS 30.930

Margaret E Harrington

Margaret Isabel Johnson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 3rd, 2017

BY Margaret E Harrington and Margaret Isabel Johnson

Notary Public for Oregon
My commission expires 05-17-2021



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of Section 29, said point being North $0^{\circ}07'31''$ East along said West line a distance of 435.87 feet from the W1/4 corner of Section 29; thence North $0^{\circ}07'31''$ East, a distance of 50.00 feet to a point, said point being the Southwest corner of parcel conveyed by Chas. E. Drew, et ux., to Wm. B. Decker, et ux., by deed recorded October 12, 1954, in Volume 269, page 616; thence North $89^{\circ}31'46''$ East along the South line of last mentioned parcel a distance of 954.20 feet to a 5/8 inch iron rod at the Southeast corner thereof; thence North $8^{\circ}15'42''$ East a distance of 589.31 feet, along the Westerly line of parcel conveyed by Chas. E. Drew, et ux., to Jerry C. Murphy, by deed recorded June 6, 1946, in Volume 190, page 301 to a 5/8 inch iron rod; thence North $89^{\circ}31'46''$ East along the North line of last mentioned parcel a distance of 2074.16 feet to the Westerly right of way line of the Lost River Diversion Reservoir; thence Southerly along said right of way to a point which bears North $89^{\circ}40'00''$ East, a distance of 2893.47 feet from the point of beginning; thence South $89^{\circ}40'00''$ West a distance of 2893.47 feet to the point of beginning.