

2017-012855

Klamath County, Oregon



00212980201700128550020026

11/07/2017 02:42:15 PM

Fee: \$47.00

After recording return to:
Melvin D. Ferguson
514 Walnut Ave.
Klamath Falls, Oregon 97601

Send tax statements to:
Alma Jean Carson
13979 Hill Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Alma Jean Carson for the term of Alma Jean Carson's life, and then to Nancy Lee Larsson, Grantors, convey to, Alma Jean Carson for the term of Alma Jean Carson's life, and then to Nancy Lee Larsson, Grantees, the following described real property:

The land described as Parcel 5 of Land Partition 2-71, also described in Klamath County deed document no. 2012-013986 in the Southeast quarter of Section 8, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

Together with the following:

A portion of the land described as Parcel 6 of Land Partition 2-71, also described as Parcel 7 in volume M05, page 2307, Klamath County deed records, in the Southeast quarter of Section 8, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Beginning at the Northeast corner of said Parcel 6; thence along the East line of said parcel South 0°28'26" East 265.04 feet to a 5/8" iron rod; thence leaving said East line North 14° 18'56" West 273.54 feet to a 5/8" iron rod on the North line of said Parcel 6; thence South 89°58'57" East 65.44 feet along said North line to the point of beginning.

Further excepting therefrom:

Beginning at the Southwest corner of said Parcel 5; thence along the West line of said Parcel North 0°28'26" West 148.78 feet to the true point of beginning witnessed by a 5/8" iron rod which bears South 89°31'34" West 0.67 feet; thence continuing along said West line North 0°28'26" West 256.86 feet to a 5/8" iron rod; thence leaving said West line South 42°24'18" East 134.42 feet to a 5/8" iron rod; thence South 29°19'27" West 180.75 feet to the true point of beginning.

Klamath County Tax Account No. R-4010-00800-2100-000

There is no consideration for this conveyance. It is a lot line adjustment.

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.

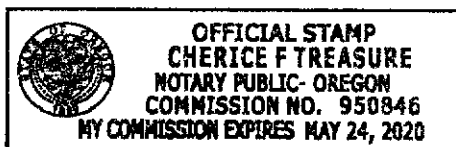
Dated this 1st day of November, 2017.

Alma Jean Carson
Alma Jean Carson

Nancy L. Larsson
Nancy Lee Larsson

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Alma Jean Carson and Nancy Lee Larsson and acknowledged the foregoing instrument to be their voluntary act. Before me this 1 day of November, 2017.



Cherice F. Treasure
Notary Public for Oregon
My commission expires: 5.24.2020