



2017-013190

Klamath County, Oregon

THIS SPAC



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11/14/2017 02:43:13 PM

Fee: \$52.00

Olive M. August

PO Box 393

Malin, OR 97632

Grantor's Name and Address

Michael N. Cox

11050 Lower Lake Road

Merrill, OR 97633

Grantee's Name and Address

After recording return to:

Michael N. Cox

11050 Lower Lake Road

Merrill, OR 97633

Until a change is requested all tax statements  
shall be sent to the following address:

Michael N. Cox

11050 Lower Lake Road

Merrill, OR 97633

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Olive M. August,**

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

**Michael N. Cox,**

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 the  
County of Klamath, State of Oregon, described as follows, to wit:

**See Attached Exhibit 'A'**

The true and actual consideration paid for this transfer, stated in terms of dollars, is for valuable consideration.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part  
of the consideration.

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

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.

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.

In Witness Whereof, the grantor has executed this instrument this 14th day of Nov., 2017; if a corporate grantor, 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 of directors.

Olive M. August  
Olive M. August

State of Oregon } ss  
County of Klamath }

On this 14th day of November, 2017, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Olive M. August, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 8-30-21

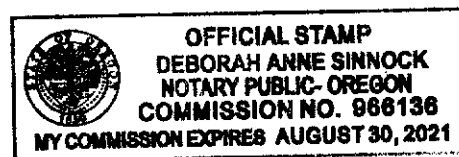


EXHIBIT 'A'

File No. 205891AM

The SE1/4 of the NW1/4 and the S1/2 of the NE1/4 of the NW1/4 of Section 16, Township 41, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM Lots 21 through 24, Block 33 and Lots 7 and 8, Block 77, WHITE LAKE CITY, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and one-half of the vacated streets and alleys adjoining said lots.

ALSO EXCEPTING THEREFROM those portions of the platted street right of ways lying within the above described area that have not been vacated.

ALSO EXCEPTING THEREFROM the following described 20 foot wide strip of land

Beginning at the center quarter of said Section 16, thence North 89°30'14" West along the East - West center section line a distance of 20.0 feet, thence North 00°08'30" East parallel with the North - South center section line, a distance of 1,979.29 feet to the North line of the S1/2 of the NE1/4 of the NW1/4 of said Section 16, thence South 89°30'48" East a distance of 20.0 feet to the center North - North 1/64 corner, thence South 00°08'30" West along the North - South center section line a distance of 1,979.29 feet to the point of beginning.