

2017-013726

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00214066201700137260020021

11/30/2017 03:30:41 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

LEE R BREWER
14025 KEND TERRACE DR
KLAMATH FALLS, OR. 97601

Grantor's Name and Address

RHONDA D. CLARKE
8104 Booth Road
KLAMATH FALLS, OR. 97603

Grantee's Name and Address

After recording, return to (Name and Address):

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

RHONDA D. CLARKE
8104 Booth Road
KLAMATH FALLS, OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that LEE R BREWER (TRUSTEE FOR THE RIACH FAMILY TRUST)
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RHONDA D. CLARKE
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 EXHIBIT "A"

(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. 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 NOV 30, 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.

Lee R. Brewer
TRUSTEE OF RIACH FAMILY TRUST

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on 30 November, 2017
by Lee R Brewer He of Riach Family Trust

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



OFFICIAL SEAL
KAREY E. O'NEIL
NOTARY PUBLIC-OREGON
COMMISSION NO. 956055
MY COMMISSION EXPIRES OCTOBER 30, 2020

Karey E O'Neil
Notary Public for Oregon

My commission expires 10-30-20

EXHIBIT "A"
LEGAL DESCRIPTION
MAP NUMBER: R-3910-007C0-00101-000
ACCOUNT: R886226

PARCEL 1

A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE QUARTER LINE WHICH LIES SOUTH 0°23' WEST ALONG THE QUARTER LINE A DISTANCE OF 1074.7 FEET FROM THE IRON AXLE WHICH MARKS THE CENTER OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN AND RUNNING THENCE: CONTINUING SOUTH 89°54' EAST A DISTANCE OF 630 FEET TO AN IRON PIN; THENCE SOUTH 0°23' WEST A DISTANCE OF 868.8 FEET TO AN IRON PIN WHICH LIES ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE O.C. & E. RAILROAD; THENCE NORTH 66°45' WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE O.C. & E. RAILROAD A DISTANCE OF 683.7 FEET TO A POINT ON THE QUARTER LINE; THENCE NORTH 0°23' EAST ALONG THE QUARTER LINE A DISTANCE OF 600 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID TRACE CONTAINING 10.62 ACRES, MORE OR LESS, IN WEST 1/2 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON.

PARCEL 2

~~THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:~~

~~BEGINNING AT A POINT 30 FEET SOUTH OF THE CENTER OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE WEST ALONG THE SOUTH SIDE OF THE PUBLIC ROAD, 1042.29 FEET, MORE OR LESS, TO A 1/2 INCH REBAR WITH PLASTIC CAP STAMPED LS1289; THENCE LEAVING SAID ROAD AND BEARING SOUTH, 220.00 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP STAMPED LS 1289; THENCE WEST PARALLEL TO SAID ROAD, 400.00 FEET, MORE OR LESS, TO THE EASTERLY SIDELINE OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 74, PAGE 637, DEED RECORDS FOR KLAMATH COUNTY, OREGON, IN WHICH M.E. AND O.B. CORNETT WERE GRANTEEES; THENCE ALONG SAID EASTERLY SIDELINE, SOUTH 803 FEET, MORE OR LESS TO NORTH LINE OF STRAHORN RAILROAD; THENCE SOUTH 66°48' EAST ALONG SAID RAILROAD, RIGHT-OF-WAY TO NORTH AND SOUTH CENTER LINE OF SAID SECTION 7; THENCE NORTH ALONG SAID CENTER LINE 1650 FEET, MORE OR LESS, TO PLACE OF BEGINNING.~~