



THIS SPACE RESERVED FOR

2017-014048  
Klamath County, Oregon  
12/11/2017 01:17:02 PM  
Fee: \$47.00

Grantor's Name and Address

Forest E. Allphin and Doris L. Allphin

P.O. Box 161

Crescent, OR 97733

Grantee's Name and Address

After recording return to:

Forest E. Allphin and Doris L. Allphin

P.O. Box 161

Crescent, OR 97733

Until a change is requested all tax statements shall be sent to the following address:  
Forest E. Allphin and Doris L. Allphin  
P.O. Box 161  
Crescent, OR 97733

File No. 202103AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Forest E. Allphin,

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

Forest E. Allphin and Doris L. Allphin, as Tenants by the Entirety,

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:

A portion of Lot 1, Block 1, PINNEY'S ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence North 40 degrees 38' 35" East, 311.99 feet to a 5/8 inch iron rod; thence South 89 degrees 21' 15" East, 107.50 feet to a 5/8 inch iron rod; thence South 00 degrees 38' 45" West, 288.78 feet to an iron rod on the South line of said Lot 1; thence North 89 degrees 17' 00" West, along the South line of said lot, 308.03 feet to the point of beginning.

TOGETHER WITH access easement as contained in Warranty Deed, dated January 6, 1981, recorded January 12, 1981, in Volume M81 page 476, Deed Records of Klamath County, Oregon, as follows:

A 30 foot wide strip of land for access lying adjacent to and easterly from the West line of the above described parcel bound on the North and South by the respective North and South property lines of said parcel.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2408-036DD-01200-000 R150614

The true and actual consideration paid for this transfer, stated in terms of dollars, is Vesting Change  
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 6 day of December, 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.

Forest E. Allphin  
Forest E. Allphin

State of Oregon } ss  
County of Deschutes }

On this 6 day of December, 2017, before me, Teresa M. Ives, a Notary Public in and for said state, personally appeared Forest E. Allphin, 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.

Teresa M. Ives  
Notary Public for the State of Oregon  
Residing at: La Pine  
Commission Expires: 9/24/21

