

2017-014534

Klamath County, Oregon

12/22/2017 10:32:01 AM

Fee: \$52.00

After Recording Return To:
Mary M. Coucher
3201 Fir Ridge Road
Lake Oswego, OR 97035

Until Requested Otherwise, Send All Tax Statements To:
Mary M. Coucher
3201 Fir Ridge Road
Lake Oswego, OR 97035

Order No.: 5511004215
APN No.: R475630

SPACE ABOVE RESERVED FOR RECORDER'S USE

BARGAIN AND SALE DEED

Mary M. Coucher, Trustee, Mary M. Coucher Trust, Grantor, conveys to Mary M. Coucher, Grantee, the following described real property in the County of Klamath, State of Oregon, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$0.00 (Here, comply with the requirements of ORS 93.030.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

5511004215 - Old Republic Title (AmeriTitle: 195254AM)

Dated this 21st day of December, 2017.

Mary M. Coucher Trust

Mary McCaule, Trustee
Mary M. Coucher, Trustee

STATE OF OREGON
County of Clatsop

This instrument was acknowledged before me on this 21st day of December, 2017 by Mary M. Coucher as Trustee of Mary M. Coucher Trust.



Sara Nicolas
Notary Public for Oregon
My Commission Expires: 8/24/19

Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lot 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the intersection of the center of Conger Avenue and Main Street, according to the recorded plat of the survey of Conger Avenue on record in Plat Book 2 at page 2 in the Office of the County Clerk of Klamath County, Oregon, taking the center of Main Street as North 66° 42' East; thence North 19° 48' West, 465.5 feet; thence North 42° 18' West, 159.33 feet; thence South 49° 30' West 17.5 feet; thence South 49° 30' West, 125.0 feet; thence South 42° 18' East, 15.0 feet; thence South 49° 30' West 46 feet to the true point of beginning; thence South 49° 30' West, to the East or left bank of Link River; thence North 73° West upstream along the East or left bank of said Link River to the North boundary of the property described in the Deed of J.G. Pierce to B. St. George Bishop dated October 29, 1904, and recorded December 22, 1904 in Book 17 of Deeds, at page 4, in the Office of the County Clerk of Klamath County, Oregon; thence North 49° 30' East to a point from which the point of beginning bears South 42° 18' East, 105.8 feet; thence South 42° 18' East 105.8 feet to the point of beginning.

Together with an easement for driveway purposes dated August 20, 1956 and recorded September 7, 1956 in Volume 286, page 402, Deed Records of Klamath County, Oregon.