2017-014546 Klamath County, Oregon



12/22/2017 11:37:50 AM

Fee: \$57.00

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Roger & Tara Cummins 13750 Spring Lake Rd Klamath Falls, OR 97603 And Jon & Susan McKellar 1989 Van Ness Ave Klamath Falls OR 97601

MAIL TAX STATEMENTS TO:

Roger & Tara Cummins 13750 Spring Lake Rd Klamath Falls, OR 907603 And Jon & Susan McKellar 1989 Van Ness Ave Klamath Falls OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

BARGAIN AND SALE DEED WITH COVENANTS

KNOW ALL MEN BY THESE PRESENTS THAT:

The true consideration of the transfer is \$none.

THE GRANTOR(S),

- JON GREGORY McKELLAR ANS SUSAN MARIE McKELLAR, trustees, or a Successor Trustee, of the Jon and Susan McKellar Trust,

Grants and releases with covenants to the GRANTEE(S):

- Roger Cummins, a single person, and Tara Cummins, a single person, not as tenants in common but with right of survivorship

Grantee 50% of the Grantors' rights, title and interest in and to all of the below described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representative or assigns shall have, claim or demand more than 50% right or title to the property, premises or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way, the following described real estate, situated in Klamath County, State of Oregon, 5927 South Sixth Street, Klamath Falls, OR 97603, described as:

Legal description

Beginning at a point 528 feet East of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW1/4 of Section 1, Township 30 South, Range 9 East of the

Willamette Meridian on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway; thence North 330 feet to a point; thence East 132 feet, thence South 330 feet, thence West 132 feet to the point of beginning.

Beginning at a point 462 feet East of an iron pin driven into the ground just inside of the fence corner at the Southwest corner of NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway; thence North 330 feet to a point; thence 66 feet to a point; thence South 330 feet to a point; thence West 66 feet to the point of beginning.

SAVING AND EXCEPTING there form any portion lying within the highway right of way as contained in Warranty Deed recorded June 23, 1964 in Volume 354, page 75, Deed records of Klamath County, Oregon.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

IN WITNESS WHEREOF the Grantors have executed this deed on the 20 day of December, 2017.

John Gregory Makether, Grantor

Ja/20/17

Date

Susan Marie McKellar, Grantor

Susan Marie McKellar, Grantor

This instrument was acknowledged before me on the 20 day of the cember, 2017 by Susan Marie McKellar

Notory Public-State of Oregon

My Commission expires: 1-30-21

OFFICIAL STAMP
LYNDA WEST

NOTARY PUBLIC- OREGON
COMMISSION NO. 958737
MY COMMISSION EXPIRES JANUARY 30, 2021

IN WITNESS WHEREOF the Grantees have executed 2017.	this deed on the 19 day of
12/19/2017 Mgnf	Aum
Date Roger Commins,	CIMMS-3
Date Tara Cummins, C	irantee
State of Oregon County of Klamath	10
This instrument was acknowledged before me, 20 1 by CORY + 10	on the 19 day of traction of
Notary Public-State of Oregon	10
My Commission expires: OCTOOLI 8 2021	OFFICIAL STAMP DAWN MARIE MARKEE-SCHMITT NOTARY PUBLIC- OREGON
	COMMISSION NO. 967905 MY COMMISSION EXPIRES OCTOBER 18, 2021

Notary Acknowledgment

State of Oregon County of Klama 4h	
On this <u>31</u> day of <u>Olcemble</u> , 20 <u>17</u> , <u>100 Gregory Mc Kellar</u> his/her/their voluntary act and deed.	personally appeared before me the above named, and acknowledged the foregoing instrument to be
WITNESS My hand and official seal.	MD na h Bland
OFFICIAL SEAL MELISSA RENEE BLAND NOTARY PUBLIC - OREGON COMMISSION NO. 927715 MY COMMISSION EXPIRES APRIL 20, 2018	Notary Public for Oregon My Commission expires: 20, 2018