



12/22/2017 11:37:50 AM

Fee: \$57.00

Returned at Counter

**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 ^{and} ~~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 from 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.

Tax/Parcel ID Number: R507525

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

12/21/17

Date

12/20/17

Date

Jon Gregory McKellar
Jon Gregory McKellar, Grantor

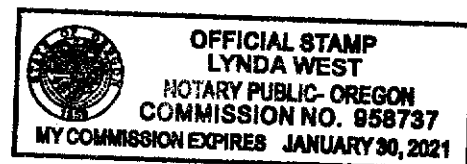
Susan Marie McKellar
Susan Marie McKellar, Grantor

State of Oregon County of Klamath

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

Lynda West
Notary Public-State of Oregon

My Commission expires: 1-30-21



IN WITNESS WHEREOF the Grantees have executed this deed on the 19 day of December, 2017.

12/19/2017
Date

[Signature]
Roger Cummins, Grantee

12/19/2017
Date

[Signature]
Tara Cummins, Grantee

State of Oregon County of Klamath

This instrument was acknowledged before me on the 19 day of December, 2017 by Roger + Tara Cummins

Dawn Marie Markee-Schmitt
Notary Public-State of Oregon

My Commission expires: October 18, 2021

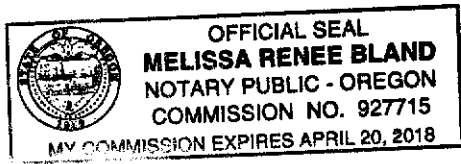


Notary Acknowledgment

State of Oregon
County of Klamath

On this 21 day of December, 2017, personally appeared before me the above named
Jon Gregory McKellar, and acknowledged the foregoing instrument to be
his/her/their voluntary act and deed.

WITNESS My hand and official seal:



Melissa B Bland
Notary Public for Oregon
My Commission expires: April 20, 2018