



00215306201700147640030035

12/29/2017 12:14:11 PM

Fee: \$52.00

**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 AND 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 39 South, Range 9 East of the

Rerecorded to correct legal description

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 29 day of December, 2017.

12/29/17  
Date

Jon Gregory McKellar  
Jon Gregory McKellar, Grantor

12/29/17  
Date

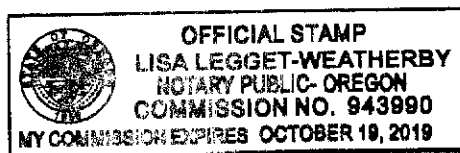
Susan Marie McKellar  
Susan Marie McKellar, Grantor

State of Oregon County of Klamath

This instrument was acknowledged before me on the 29 day of December, 2017 by Jon Gregory McKellar and Susan Marie McKellar

Lisa Legget-Weatherby  
Notary Public-State of Oregon

My Commission expires: 10/19/19



IN WITNESS WHEREOF the Grantees have executed this deed on the 28<sup>th</sup> day of December, 2017.

12/28/2017  
Date

Roger Cummins  
Roger Cummins, Grantee

12-28-2017  
Date

Tara Cummins  
Tara Cummins, Grantee

State of Oregon County of Klamath

This instrument was acknowledged before me on the 28 day of December, 2017 by Roger Cummins and Tara Cummins

Lynda West  
Notary Public-State of Oregon

My Commission expires: 1-30-21

