



2018-000272  
Klamath County, Oregon  
01/08/2018 10:03:01 AM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

Steven A. Jewell

PO Box 482

Chiloquin, OR 97624

Grantor's Name and Address

Steven A. Jewell and Lona Phipps

PO Box 482

Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:

Steven A. Jewell and Lona Phipps

PO Box 482

Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:  
Steven A. Jewell and Lona Phipps  
PO Box 482  
Chiloquin, OR 97624

File No. 205114AM

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### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Steven A. Jewell,

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

**Steven A. Jewell and Lona Phipps, 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:

**See Attached Exhibit 'A'**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

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.

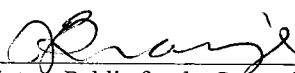
In Witness Whereof, the grantor has executed this instrument this 2 day of January, 2018, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

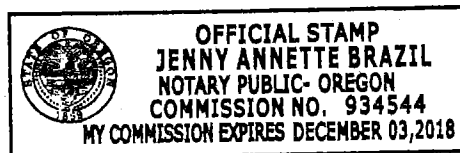
  
Steven A. Jewell

State of Oregon } ss  
County of Klamath }

On this 2 day of January, 2018, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared **Steven A. Jewell**, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 12/3/2018



## EXHIBIT 'A'

Real property in the County of Klamath, State of Oregon, described as follows:

All that portion of Lot 11, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point 30 feet East of the Southwest corner of Lot 11 (being also 30 feet East of the Southwest corner of the Northeast corner of said Section); thence East along the South line of Lot 11 a distance of 1080.4 feet; thence North and parallel with the West line of Lot 11, a distance of 626.1 feet; thence West and parallel to the South line of said Lot 11, a distance of 1080.4 feet to a point 30 feet East of said Lot 11 (West line); thence South and parallel to West side of Lot 11, a distance of 626.1 feet to the point of beginning.