

Returned at Counter

After recording return to:

Joyce M. Wagner
3347 Homedale Road
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Joyce M. Wagner
3347 Homedale Road
Klamath Falls, OR 97603

2018-000440

Klamath County, Oregon



00215842201800004400020021

01/11/2018 03:20:12 PM

Fee: \$47.00

STATUTORY
BARGAIN AND SALE DEED

Herbert C. Wagner and Joyce M. Wagner, husband and wife, Grantor, conveys to Joyce M. Wagner, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

See Exhibit A attached hereto and made a part hereof.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

Dated this

1/11/18
Herbert C. Wagner

Herbert C. Wagner

Joyce M. Wagner

Joyce M. Wagner

STATE OF OREGON }
County of Klamath ss

This instrument was acknowledged before me on January 11, 2018
by Herbert C. Wagner and Joyce M. Wagner

This instrument was acknowledged before me on _____
by _____
as _____
of _____

[Signature]

Notary Public for Oregon

My commission expires March 16, 2018



EXHIBIT "A"

17395

A parcel of land situate in Lots 9 and 10, Block 2, Resubdivision of Tracts 2B and 3 HOMEDALE, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 9, Block 2; thence South 0° 20' West along the Westerly line of Lots 9 and 10, Block 2, 130 feet, to a point; thence South 49° 29' East a distance of 233.4 feet, to a point; thence North 29° 02' East a distance of 108 feet, more or less to a point on the Northeasterly side of Lot 9, Block 2; thence Northwesterly along the Northeasterly side of Lot 9, Block 2, a distance of 295.8 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM

A tract of land situated in Lot 9, Block 2, of the subdivision of Blocks 2B and 3, HOMEDALE, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1 inch iron pipe marking the Northwesterly corner of said Lot 9, said point being on the Easterly right of way line of Homedale Road; thence South 50° 44' East along the Northerly line of said Lot 9 54.69 feet to a ½ inch iron pin; thence North 76° 18' West 43.72 feet to a ½ inch iron pin on the Easterly right of way line of said Homedale Road; thence North 00° 20' East along said right of way 24.25 feet to the point of beginning, with bearings based on Homedale Road bearing North 00° 20' East.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
3. Reservations in Deed from M. G. MacNevin to Henry Mohr dated September 15, 1932, recorded October 19, 1932 in Book 105 at page 292 of Deed Records of Klamath County, Oregon.
4. Reservations, in deed from M. G. MacNevin, to E. L. Barnes, dated July 13, 1936 and recorded August 17, 1936 in Book 107 at page 93, Deed Records of Klamath County, Oregon.