



00217215201800015860020025

02/09/2018 09:45:22 AM

Fee: \$47.00

After recording, return to :  
Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
Clinton J. Wells and Terry A. Wells  
5030 Reeder Road  
Klamath Falls, OR 97603

**Grantor:**

Grace A Caldwell  
5030 Reeder Road  
Klamath Falls, OR 97603

**Grantee:**

Clinton J. Wells and Terry A. Wells  
5030 Reeder Road  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Grace A. Caldwell, by and through her attorney-in fact, Terry A. Wells (fka Terry A. Haney) under that certain Power of Attorney dated December 1, 2011 and recorded as Instrument No. 2015-011808 in the Real Property Records for Klamath County, Grantor, conveys to Clinton J. Wells and Terry A. Wells, as tenants by the entirety, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

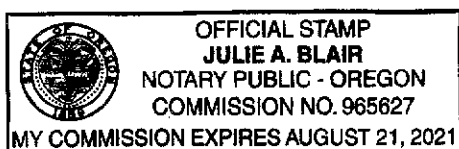
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED this 8<sup>th</sup> day of February, 2018.

Grace A Caldwell by Terry A Wells  
Terry A Wells (fka Terry A. Haney), Attorney in Fact  
for Grace A. Caldwell, Grantor, under Power of Attorney  
dated December 1, 2011, recorded as Instrument #2015-011808,  
Real Property Records for Klamath County, Oregon

STATE OF OREGON    )  
                                  ) ss  
County of Klamath    )

Personally appeared before me this 8<sup>th</sup> day of February, 2018, Terry A. Wells (fka Terry A. Haney, Attorney in Fact for Grace A. Caldwell, Grantor, under Power of Attorney dated December 1, 2011, recorded as Instrument #2015-011808, Real Property Records for Klamath County, Oregon, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Julie A Blair  
Notary Public for Oregon  
My Commission expires: 8/21/2021

## EXHIBIT "A"

Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 7: That portion of the S1/2 SE1/4 lying South of the right of way of the O.C. & E. Railway Company, EXCEPTING THEREFROM the Westerly 767.8 feet of the SW1/4 SE1/4.

Section 17: That portion of the N1/2 NW1/4 lying South of the right of way of the O.C. & E. Railway.

Section 18: That portion of the NE1/4 NE1/4 lying Southwesterly of the right of way of the O.C. & E. Railway Company.

### EXCEPTING THEREFROM

A tract of land situated in the NE1/4 NE1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East 1/16 corner on the North line of said Section 18, as established by recorded Survey No. 7111, as recorded in the office of the Klamath County Surveyor; thence South 00°03'09" West (S00°03'03" by Deed Volume M96, page 23275, as recorded in the office of the Klamath County Clerk) 1257.72 feet to the Southeast corner of said Deed Volume M96, page 23275; thence along the South line of Deed Volume M96, page 23275 extended Easterly N89°53'33" East 38.6 feet to the location of a previously existing fence as shown on said recorded Survey No. 7111; thence N00°22'36" East along said previously existing fence line location 1257.72 feet to a point on the North line of said NE1/4 NE1/4; thence South 89°53'33" West 38.4 feet to the point of beginning, with bearings based on said recorded Survey No. 7111.