



2018-001941

Klamath County, Oregon

02/20/2018 11:12:01 AM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

Mickey Cummings and Christy Ann Cummings

3347 Derby St.

Klamath Falls, OR 97603

Grantor's Name and Address

Christy Ann Cummings-Crume

3347 Derby St

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Christy Ann Cummings-Crume

3347 Derby St

Klamath Falls, OR 97603

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

Christy Ann Cummings-Crume

3347 Derby St

Klamath Falls, OR 97603

File No. 212541AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Christy Ann Cummings-Crume, who acquired title as Christy Ann Cummings and Mickey Cummings,

not as tenants in common, but with rights of survivorship,

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

Christy Ann Cummings-Crume,

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"

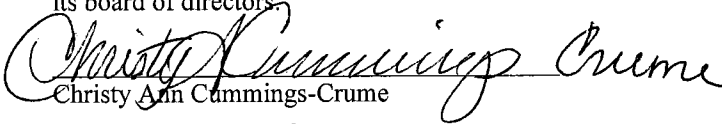
The true and actual consideration paid for this transfer, stated in terms of dollars, is to convey title.


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 14 day of February, 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.


Christy Ann Cummings-Crume


Mickey Cummings

State of Oregon } ss
County of Klamath }

On this 14 day of February, 2018, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Mickey Cummings and Christy Ann Cummings-Crume, 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.

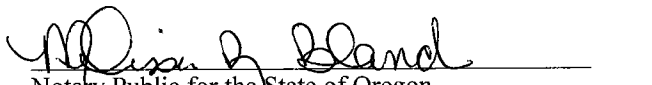

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: April 20, 2018



EXHIBIT "A"

PARCEL 1:

A tract of land situated in the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89°40' East along the forty line a distance of 780.0 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 89°40' East a distance of 99.6 feet to an iron pin which lies on the Westerly right of way line of the U.S.R.S. Drain ditch; thence North 26°17' East along the said Westerly right of way line of the U.S.R.S. Drain a distance of 190.5 feet to an iron pin; thence South 89°40' West a distance of 187.2 feet to an iron pin; thence South 1°02' East a distance of 170 feet, more or less, to the point of beginning.

Excepting therefrom

Beginning at an iron pin which lies North 89°40' East along the forty line a distance of 780.0 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 1°02' West a distance of 110 feet to the true point of beginning of this description; thence continuing North 1°02' West a distance of 60 feet; thence North 89°40' East a distance of 187.2 feet to the Westerly right of way line of the U.S.R.S. Drain Ditch; thence South 26°17' East along said Westerly right of way line of Drain Ditch to a point which is North 89°40' East from the point of beginning; thence South 89°40' West to the point of beginning.

PARCEL 2:

Beginning at an iron pin which lies North 89°40' East along the forty line a distance of 780.0 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4 NE1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian, and running thence North 1°02' West a distance of 110 feet to the true point of beginning of this description; thence continuing North 1°02' West a distance of 60 feet; thence North 89°40' East a distance of 187.2 feet to the Westerly right of way line of the U.S.R.S. Drain Ditch; thence South 26°17' East along said Westerly right of way line of Drain Ditch to a point which is North 89°40' East from the point of beginning; thence South 89°40' West to the point of beginning.