

2018-002335

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00218116201800023350010017

03/01/2018 03:26:07 PM

Fee: \$42.00

Steven Herbert Burington

2830 Greensprings Drive

Klamath Falls, Oregon 97601

Grantor's Name and Address

Linda Michelle Burington

Klamath Falls, Oregon 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Linda Michelle Burington

2830 Greensprings Drive

Klamath Falls, Oregon 97601

Until requested otherwise, send all tax statements to (Name and Address):

Linda Michelle Burington

2830 Greensprings Drive

Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Steven Herbert Burington

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

Linda Michelle Burington

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 Klamath County, State of Oregon, described as follows (legal description of property):

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in the NW1/4 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of the Parcel of Minor Land Partition No. 58-84 as described in Deed Volume M85, page 7105, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwestern intersection of Greensprings Drive and Jackson Avenue, from which the Northwest corner of said Section 8, as computed from Recorded Survey No. 589, bears North 51 degrees 19' 30" West 753.86 feet and North 00 degrees 43' 00" West 929.1 feet; thence North 51 degrees 19' 30" West, along the Northeasterly right of way line of said Jackson Avenue, 320.00 feet; thence North 38 degrees 40' 30" East 560.0 feet to the TRUE POINT OF BEGINNING of this description; thence South 51 degrees 19' 30" East 320.0 feet to a point on the Northwestern right of way line of said Greensprings Drive; thence North 38 degrees 40' 30" East, along said right of way line, 315 feet, more or less, to a point from which the Northwest corner of said Section 8, as shown by Recorded Survey No. 589, bears North 89 degrees 22' 30" West 1138.2 feet and North 00 degrees 43' 00" West 626.6 feet; thence North 89 degrees 22' 30" West 406 feet, more or less, to a point that bears North 38 degrees 40' 30" East from the True Point of Beginning; thence South 38 degrees 40' 30" West 64 feet, more or less to the True Point of Beginning, with bearings based on said Recorded Survey No. 589.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Steven H. Burington
Linda M. Burington

STATE OF OREGON, County of Klamath

ss.

This instrument was acknowledged before me on March 1, 2018

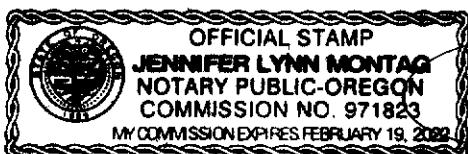
by STEVEN HERBERT BURINGTON

This instrument was acknowledged before me on March 1, 2018

by LINDA MICHELLE BURINGTON

as

of



Notary Public for Oregon

My commission expires February 19, 2022