



00218444201800026020020020

03/09/2018 09:40:03 AM

Fee: \$47.00

Statia Price, fka Statia Smith

Grantor

Phillip Ouellette

Grantee

After recording return to:

Phillip D. Ouellette
737 Lincoln St.
Klamath Falls, OR 97601

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

BARGAIN AND SALE DEED

Statia Price, fka Statia Smith, Grantor, conveys to the Phillip D Ouellette, Grantee, the real property and all improvements thereon described in Exhibit "A" attached hereto, reserving unto Grantors a life estate in the Property, located in Klamath County, Oregon.

This deed is absolute in effect and conveys fee simple title of the premises described to grantee and does not operate as a mortgage, trust conveyance, or security of any kind.

Consideration for this transfer is "other than money."

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

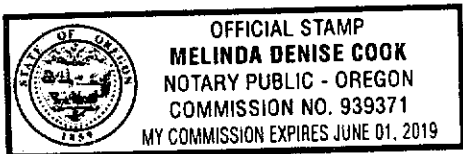
Dated this 16 day of February, 2018.

Statia Price, fka Statia Smith

STATE OF Oregon, County of Washington.

Personally appeared the above named Statia Price, fka Statia Smith and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)



Before me: Melinda Cook
Notary Public for Oregon
My Commissioner Expires: June 01, 2019

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southeast corner of Block 64, the same being also the Southeast corner of Lot 1, Block 64, NICHOLS ADDITION TO LINKVILLE, (now City of Klamath Falls), Oregon; thence in a Northwesterly direction along the Westerly line of Eighth Street a distance of 65 feet; thence at right angles in a Southwesterly direction parallel with Lincoln Street a distance of 65 feet more or less to the Southwesterly line of said Lot 1; thence at right angles in a Southeasterly direction following the Southwesterly line of Lot 1 for a distance of 65 feet to the Northwesterly line of said Lincoln Street; thence in a Northeasterly direction along the said Lincoln Street a distance of 65 feet to the place of beginning, being the Southeasterly 65 feet square of said Lot 1 in said Block 64 of said Addition, in the County of Klamath, State of Oregon.