

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2018-003148

Klamath County, Oregon



00219085201800031480020025

03/22/2018 03:35:57 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

Michelle L. Carnes

3705 Hope St.

Klamath Falls, OR 97603

Grantor's Name and Address

Micki Jo Dwelley, Trustee

10216 Kingbird Ct.

Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Micki Jo Dwelley, Trustee

10216 Kingbird Ct.

Klamath Falls, OR 97601

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

Micki Jo Dwelley, Trustee

10216 Kingbird Ct.

Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Michelle L. Carnes

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Micki Jo Dwelley, Trustee of the Michelle L. Grimm Irrevocable Trust 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):

SEE ATTACHED EXHIBIT "A"

(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 \$-none-. 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 92.030.)

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 2-14-2018; 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.

Michelle L. Carnes

STATE OF OREGON, County of Klamath ss.

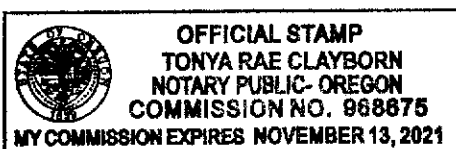
This instrument was acknowledged before me on 2-14-2018 by Michelle L. Carnes

This instrument was acknowledged before me on

by

as

of



Tonya R. Clayborn
Notary Public for Oregon
My commission expires 11-13-21

EXHIBIT "A"

Parcel 1

A parcel of land situated in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SE1/4 NW1/4 of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision; thence South 89°50' West along the South line of the S1/2 SE1/4 NW1/4 of said Section 11, said line being the North line of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision a distance of 141.90 feet to an iron pin on the Easterly right-of-way line of Hope Street; thence North 0°17' East along the Easterly line of Hope Street a distance of 330.43 feet to a point; and the true point of beginning of the tract to be hereinafter described; thence North 89°50' East 142.53 feet, more or less, to the East line of the S1/2 SE1/4 NW1/4 of said Section 11; thence North 0°23'33" East along the East line of the S1/2 SE1/4 NW1/4 of said Section 11. 46.38 feet to a point; thence South 89°50' West 142.61 feet, more or less to a point on the East line of Hope Street; thence South 0°17' West along the East line of Hope Street 46 feet to the true point of beginning.

Parcel 2

A parcel of land situated in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SE1/4 NW1/4 of said Section 11, said point being the Northeast corner of "Perry's Addition to Lloyds Tracts" subdivision; thence South 82°50' West along the South line of the S1/2 SE1/4 NW1/4 of said Section 11. Said line being the North line of "Perry's Addition to Lloyds Tracts" subdivision a distance of 141.90 feet to an iron pin on the Easterly right-of-way line of Hope Street; thence North 0°17' East along the Easterly line of Hope Street a distance of 330.43 feet to an iron pin; thence North 89°50' East parallel with the North line of the S1/2 SE1/4 NW1/4 of said Section 11 a distance of 142.53 feet to the East line of the S1/2 SE1/4 NW1/4 of said Section 11; thence South 0°23'33" West along the East line of the S1/2 SE1/4 NW1/4 of said Section 11 a distance of 330.05 feet, more or less to the point of beginning.

EXCEPTING THEREFROM the South 94.43 feet conveyed by Arthur J. and Leona Row to Ernest F. and Vaughn G. Travis by Volume 351 Page 296, deed records of Klamath County, Oregon.

ALSO EXCEPTING two parcels conveyed by Arthur J. Row and Leona Row, husband and wife to Roger Vanderhoff and Kathryn J. Vanderhoff by Volume 352 Page 555, deed records.