2018-005167

Klamath County, Oregon

04/27/2018 08:37:01 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Law Offices of Nay & Friedenberg LLC 6500 SW Macadam Avenue, Suite 300 Portland, OR 97239-3565

SEND TAX STATEMENTS TO:

John Peter Cape Nancy Kaye Cape 1019 N. Airport Road Crescent, OR 97733

BARGAIN AND SALE DEED

SOLOMON L. CAPE, **GRANTOR**, conveys and warrants a Life Estate to JOHN PETER CAPE and NANCY KAYE CAPE, Husband and Wife, for their joint lives, **GRANTEE**, <u>then</u> <u>back to Grantor</u>, in the following described real property, situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

A parcel of land situated in "River West" a duly platted and recorded subdivision in Klamath County, Oregon being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Northeast corner of Lot 4, Block 5 of said "River West": thence South 27°11'00" East 220.00 feet; thence South 62°49'00" West, 300.00 feet; thence North 27°11'00" West 220.00 feet to a 1/2 inch iron pin on the Southerly right of way line of North Apirport Drive; thence North 62°49'00" East along said right of way line 300.00 feet to the point of beginning.

Together with that portion of North Airport Drive, as vacated by Order No. 87-230 recorded May 29, 1987, M87-9207, and rerecorded July 1, 1987 M87-11558 and which inures by law thereto particularly described as follows:

Beginning at the Northeast corner of Lot 4 Block 5, River West Subdivision, Klamath County, Oregon; thence South 62°49' West along the Southerly right-of-way line of North Airport Drive 300.0 feet; thence North 27°11' West 30.0 feet to the centerline of North Airport Drive; thence North 62°49' East along the centerline of said drive 303.09 feet; thence South 21°18' East 30.16 feet to the point of beginning.

(commonly known as: 1019 N. Airport Road, Crescent, OR 97733)

Subject to and excepting: easements, rights of way, restrictions, conditions and encumbrances of record.

True and actual consideration for this conveyance is \$112,174.57 (One hundred twelve thousand, one hundred seventy four dollars and fifty seven cents).

DATED this //h day of April

, 2018.

SOLOMON L. CAPE

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.

STATE OF CALIFORNIA)	
1/) ss.	
County of Monterey)	
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I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

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