

Scott MacArthur

Returned at Counter

2018-006890

Klamath County, Oregon



00223473201800068900020021

06/07/2018 02:20:38 PM

Fee: \$87.00

**BARGAIN AND SALE DEED**

Edward Grant Shuey, Jr. and  
Christine Ann Shuey  
Grantor

Corby G. Riley and Colleen C. Riley  
P.O. Box 184  
Chemult, OR 97731  
Grantee

After recording return to and  
Send tax statements to:  
Grantee

KNOW ALL MEN BY THESE PRESENTS, that EDWARD GRANT SHUEY and CHRISTINE ANN SHUEY, husband and wife, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to, CORBY G. RILEY and COLLEEN C. RILEY, husband and wife, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of their interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Map/Tax # R-2708-021CB-04800-000, Map/Tax # R-2708-021CB-04900-000.

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

The true consideration for this conveyance is other than money and to clear title.

Dated this 4 day of June, 2018.

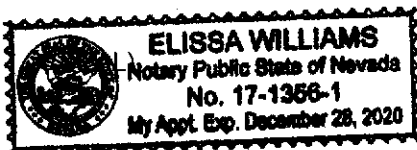
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Edward Grant Shuey, Jr.

Christine Ann Shuey

Nevada  
STATE OF ~~OREGON~~  
Clark ) ss.  
County of ~~Klamath~~ Nevada

On this 4 day of June, 2018, before me, Personally appeared, Edward Grant Shuey, Jr., and Christine Ann Shuey, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Notary Public for ~~Oregon~~ Nevada  
My Commissioner Expires: 12/28/2020

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

All that portion of Block 8 in the TOWNSITE OF CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the Easterly right of way line of The Dalles-California Highway #97, which point is 50 feet Southeasterly from the Northwest corner of said Block 8; and running at right angles to said Highway Northeasterly 150 feet along the Southerly line of that certain Tract now owned by Bellevance; thence Southeasterly and parallel with the Easterly line of said Highway a distance of 50 feet; thence Southwesterly and parallel with the Northerly line of said Block 8 a distance of 150 feet to the Easterly line of said highway; thence Northwesterly along the Easterly line of said Highway a distance of 50 feet to the point of beginning.

**PARCEL 2**

A portion of Block 8, CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

A tract of land beginning at a point which is 100 feet in a Southerly direction from the Northwest corner of Block 8 in the ORIGINAL TOWNSITE OF CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence running in an Easterly direction at right angles to The Dalles-California Highway #97 a distance of 150 feet; thence in a southerly direction parallel to said Dalles-California Highway No. 97, a distance of 50 feet; thence in a Westerly direction at right angles to said Highway a distance of 150 feet; thence in a Northerly direction along the boundary of said Highway a distance of 50 feet to the place of beginning.