

**2018-007012**

**Klamath County, Oregon**

06/11/2018 11:01:00 AM

Fee: \$97.00

**After recording return to:**

Attn: Heather J. Hansen  
Bryant, Lovlien & Jarvis, P.C.  
591 S.W. Mill View Way  
Bend, Oregon 97702

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

Ron Roach  
7117 Ruth Ct.  
Klamath Falls, OR  
97603

**BARGAIN AND SALE DEED**

The true and actual consideration for this conveyance is \$37,500.00.

**ANGELA L. LYON**, Grantor, conveys to **RONALD W. ROACH**, Grantee, all of Grantor's interest in the real property described on Exhibit A attached hereto and incorporated by reference.

SUBJECT TO: All encumbrances, easements and restrictions of record.

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.

IN WITNESS WHEREOF, the undersigned have executed this instrument effective as of the date set forth below.

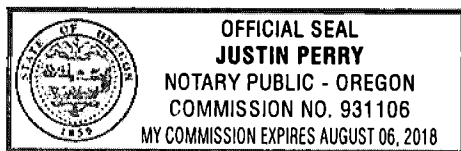
DATED: April 4, 2018

**Grantor:**

Angela L. Lyon  
Angela L. Lyon

State of Oregon                     )  
  )     ss.  
County of Clatsop                     )

I certify that I know or have satisfactory evidence that Angela L. Lyon signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes contained in this instrument.



Before me:

Justin Perry  
Notary Public for Oregon  
Commission No.: 931106  
My Commission Expires: Aug 06, 2018

Exhibit A

Legal Description

[attached]

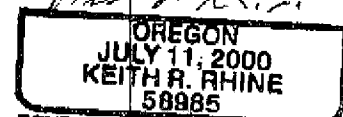
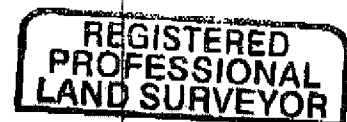
UNSURVEYED PARCEL 3 OF LAND PARTITION 33-16  
METES AND BOUNDS DESCRIPTION

A parcel of land being Parcel 3 of Unsurveyed Land Partition 33-16, as recorded in the Klamath County Clerk's Office, situated in the SW1/4 NE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northwest corner of Lot 2 of Tract 1413, a duly recorded subdivision on file at the Klamath County Clerk's Office; said Point being the C-1/4 corner of section 6; thence along the West line of said Parcel 3, North 00°01'31" West, 660.13 feet, more or less to the C-S-N1/64 corner of section 6; thence along the North line of said Parcel 3, North 89°50'59" East, 1353.13 feet, more or less to the C-S-NE1/64 corner of section 6; thence along the East line of said Parcel 3, South 00°59'08" East, 659.00 feet, more or less to the C-E1/16 corner of section 6; thence along the North line of said Lot 2, South 89°47'57" West, 1364.18 feet, more or less to the point of beginning.

Basis of Bearing is Unsurveyed Land Partition 33-16, as filed at the Klamath County Clerk's Office.

Containing 20 acres, more or less.



RENEWAL DATE: 12/31/2018