



2018-007143

Klamath County, Oregon

06/13/2018 11:46:00 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor's Name and Address

Charles S. Sullivan

37709 N Highway 97

Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:

Charles S. Sullivan

37709 N Highway 97

Chiloquin, OR 97624

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

Charles S. Sullivan

37709 N Highway 97

Chiloquin, OR 97624

File No. 242307AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Ruby E. Lindgren, who acquired title as Ruby E. Lindgren Fisher and Charles S. Sullivan, not as Tenants in Common but with Rights of Survivorship ,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Charles S. Sullivan,

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars, is . 0

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.


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

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

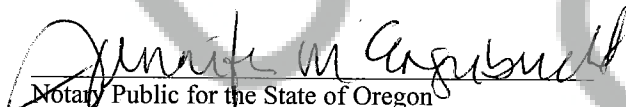
In Witness Whereof, the grantor has executed this instrument this 13th day of June, 2018; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Ruby E. Lindgren


Charles S. Sullivan

State of Oregon } ss
County of Klamath }

On this 13th day of June, 2018, before me Jennifer M Engelbrecht, a Notary Public in and for said state, personally appeared Ruby E. Lindgren and Charles S. Sullivan, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 11-8-2020

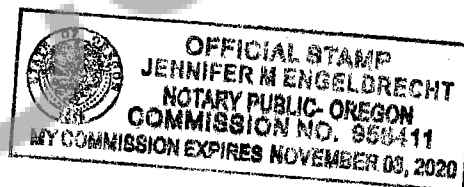


EXHIBIT 'A'

A tract of land situated in Government Lots 17 and 21 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of U.S. Highway 97 and being more particularly described as follows:

Beginning at the Northeast Corner of said Government Lot 21; thence South $06^{\circ} 04' 14''$ West on the East line of said Government Lot 21, 198.03 feet; thence North $88^{\circ} 09' 37''$ West on the North line of the South 500 feet of said Government Lot 21, 218.83 feet to the East line of said U.S. Highway 97; thence Northeasterly on the East line of said U.S. Highway 97 the following three courses and distances: North $01^{\circ} 35' 08''$ East, 41.81 feet; N $04^{\circ} 02' 22''$ East, 319.92 feet; on a spiral curve to the right (the long chord of which bears North $04^{\circ} 04' 15''$ E, 134.58 feet) 134.58 feet to a point on the South line of the North 360 feet of said Government Lot 17; thence South $89^{\circ} 01' 20''$ East on said South line, 71.90 feet to the mean high water line of the Williamson River; thence Southerly on said mean high water line, 322 feet more or less to a point on the East line of said Government Lot 17; thence South $00^{\circ} 50' 00''$ West on the last said East line, 45.00 feet to the Northeast corner of said Government Lot 21.