

Returned at Counter

2018-007553

Klamath County, Oregon



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06/22/2018 01:50:43 PM

Fee: \$87.00

BARGAIN AND SALE DEED

Crystal L. Herron-Seeley, et al
Grantor

Lainy Cullen
4932 Ocean View Blvd.
LaCanada Flintridge, CA 91011
Grantee

After recording return to and
Send tax statements to:
Grantee

KNOW ALL MEN BY THESE PRESENTS, that JULIA L. HERRON, aka CONNOR, kna JULIA L. CONNOR-DUNLAP, CRYSTAL L. HERRON-SEELEY and ANDREA I. AYDELOTT, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to LAINY CULLEN, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of their interest in that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

EXHIBIT "A" attached hereto and incorporated herein by this reference.

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 \$48,330.00.

Dated this 22nd 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.

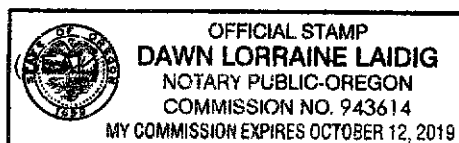
Julia L. Connor-Dunlap
Julia L. Connor-Dunlap

Crystal L. Herron-Seeley
Crystal L. Herron-Seeley

Andrea I. Aydelott
Andrea I. Aydelott

STATE OF OREGON)
) ss.
County of Klamath).

On this 22nd day of June, 2018, before me, personally appeared, Julia L. Connor-Dunlap, Crystal L. Herron-Seeley and Andrea I. Aydelott, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



De 22y
Notary Public for Oregon
My Commission Expires: 10/12/19

EXHIBIT "A"

A tract of land situated in Lots 14, 15 and 16, Block 71, BUENA VISTA, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 14, Block 71 of said addition; thence South $7^{\circ} 16\frac{1}{4}'$ West 160.9 feet; thence South $28^{\circ} 21\frac{1}{4}'$ East 30 feet; thence Northeasterly to a point in the Easterly line of Lot 14, said point being North $41^{\circ} 19'$ West 71.78 feet from the Easterly corner of Lot 14; thence North $41^{\circ} 19'$ West 164.76 feet to the point of beginning.

EXCEPTING THEREFROM a strip of land 10 feet in width described in Deed from Thomas Thomson and Eleanor Thomson, husband and wife, to Jack R. Schulze and Barbara L. Schulze, husband and wife, dated April 5, 1972, recorded April 7, 1972, in Volume M-72 at page 3666, Microfilm Records of Klamath County, Oregon, and more particularly described as follows:

A tract of land situated in Lots 14, 15 and 16, Block 71, BUENA VISTA ADDITION, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which bears North $41^{\circ} 19'$ West, 71.78 feet from the Easterly corner of Lot 14; thence North $41^{\circ} 19'$ West, 10.27 feet along the Easterly line of Lot 14 to a point; thence South $61^{\circ} 38' 30''$ West, 128.41 feet to a point on the Westerly line of Lot 16; thence South $28^{\circ} 21' 30''$ East 10.00 feet along the Westerly line of Lot 16 to a point; thence North $61^{\circ} 38' 30''$ East, 130.70 feet to the point of beginning.