

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



James R Childs  
854 Longacre Ln  
Klamath Falls OR 97601  
Grantor's Name and Address

Same

Grantee's Name and Address

After recording, return to (Name and Address):

854 Longacre Ln  
Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

2018-008371

Klamath County, Oregon



00225302201800083710020022

07/13/2018 12:05:29 PM

Fee: \$87.00

FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James R Childs

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James R Childs and Shannon R Childs, Husband and wife, 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 Klamath County, State of Oregon, described as follows (*legal description of property*):

See attached, exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.<sup>00</sup> However, the actual consideration consists of or includes other property or value given or promised which is  part of the  the whole (indicate which) consideration.<sup>①</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on 13 July 2018; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

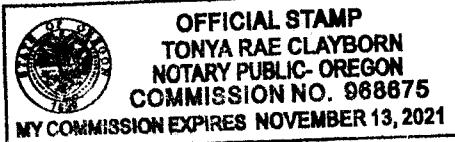
STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on July 13, 2018,by James R Childs

This instrument was acknowledged before me on

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Tonya R Clayborn  
Notary Public for Oregon  
My commission expires 11-13-21

**EXHIBIT A****LEGAL DESCRIPTION:**

Tract of land in the SW 1/4 SE 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin which lies South 89°42' East a distance of 372.25 feet and North 52°19' East a distance of 293.9 feet and North 0°49' East a distance of 25.5 feet from the iron axle which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian which point of beginning is also the Southeast corner of that certain parcel conveyed to Lillie Harris by Deed dated July 18, 1931, recorded August 12, 1931 in Book 83 page 401, Deed records of Klamath County, Oregon, and running thence; continuing North 0°49' East along the Easterly side of said parcel conveyed to Lillie Harris, a distance of 749.7 feet to an iron pin; thence North 59°55' East a distance of 531.75 feet to a point; thence South 0°27'55" West 657.5 feet to a point on the Northerly right of way line of a public road; thence South 52°21'40" West, along said right of way line, a distance of 588.4 feet to the point of beginning.