

2018-008626

Klamath County, Oregon



00225614201800086260020022

07/20/2018 11:21:51 AM

Fee: \$87.00

BARGAIN AND SALE DEED

Michael W. Thibodeaux
Carol A. Thibodeaux
Grantor

John R. Reyes
8675 Tanager Drive
Bonanza, OR 97623
Grantee

After recording return to and
Send tax statements to:
Grantee

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL W. THIBODEAUX and CAROL A. THIBODEAUX, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to JOHN R. REYES, 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 \$59,000.00.

Dated this 20th day of July, 2018.

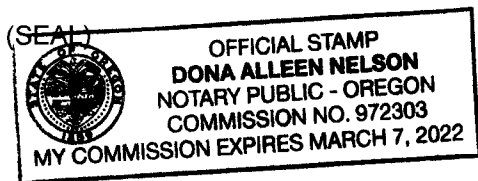
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Michael W. Thibodeaux
Michael W. Thibodeaux

Carol A. Thibodeaux
Carol A. Thibodeaux

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

On this 20th day of July, 2018, before me, Personally appeared, Michael W. Thibodeaux and Carol A. Thibodeaux, to me known to be the person described in and who executed the foregoing instrument and acknowledged that yhe executed the same as their voluntary act and deed.



Dona Alleen Nelson
Notary Public for Oregon
My Commission Expires: 3-7-2022

Exhibit A

The North 545.0 feet of the West 885 feet of the NW 1/4 of the SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon;

EXCEPTING THEREFROM the North 272.5 feet; AND EXCEPTING THEREFROM the Southerly 30 feet.

TOGETHER WITH an easement for ingress, egress and utilities over and across the South 30 feet of the North 545 feet of the NW 1/4 of the SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; EXCEPTING THEREFROM the East 435 feet thereof.

AND ALSO TOGETHER WITH an easement for ingress and egress over a tract of land in the NW 1/4 of the SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NW 1/4 of the SW 1/4, said point being South a distance of 545 feet from the Northwest corner thereof; thence East parallel with the North line of said NW 1/4 of the SW 1/4 to a point on the East line of said NW 1/4 of the SW 1/4; thence South on said East line a distance of 30.0 feet; thence West parallel with the North line of said NW 1/4 of the SW 1/4, to a point on the West line of said Section 34; thence North on said West line a distance of 30.0 feet to the true point of beginning, as granted to Michael W. Thibodeaux and Carol A. Thibodeaux, husband and wife, by instrument recorded October 15, 2001 in Volume M-01 at Page 52269, Microfilm Records of Klamath County, Oregon.

CODE 138 MAP 3407-034CB TL 00300 KEY #198002