

2018-009373

Klamath County, Oregon



00226584201800093730030031

08/08/2018 09:19:11 AM

Fee: \$92.00

Until change, tax statement shall

be sent to: **JAMES AND DIANE LYNES**  
(SAME AS ABOVE) **5936 SHAWN DR**  
**HELENA MT 59602**

Return To Same  
ADDRESS

# STATUTORY BARGAIN AND SALE DEED

James E. Lynes,  
hereinafter called grantor, does hereby grant, bargain, sell and convey unto  
James E. Lynes and Diane L. Lynes, as tenants by the entirety, hereinafter called grantee,  
unto grantee's heirs, successors and assigns, all of that certain real property with the tenements,  
hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the  
County of Klamath, State of Oregon, described as follows, to-wit:

See attached Exhibit "A" and "B"

TOGETHER WITH a perpetual, non-exclusive  
easement which is a strip of land forty (40)  
feet wide, the westerly edge of which is  
located on the westerly border of the  
property owned by grantor described on  
Exhibit "B" attached. The easement shall be  
used for road purposes only. The easement  
shall be perpetual.

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

The true and actual consideration for this conveyance is vesting change only (\$0.00).

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

In Witness Whereof, the grantor has executed this instrument this 11<sup>th</sup> 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS  
2007. 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON  
LAWS 2007.**

James E. Lynes  
James E. Lynes

7-11-18

State of Montana, County of (Lewis + Clark) ss.

This instrument was acknowledged before me on July 11  
James E. Lynes.

Kevin E. Bokovoy  
Notary Public for

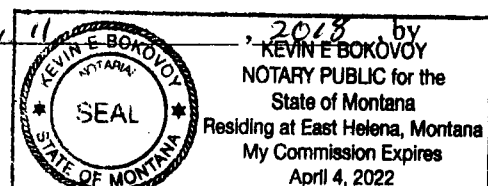


EXHIBIT "A"

Description for Deed to James Lynes

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 24 South, Range 7, E.W.M., described as follows:

Beginning at a point on the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$  which is North a distance of 500 feet from the Southwest corner thereof, said point being the Southwest corner of parcel described in deed from M. M. Culver, et ux to Harry H. Smutz, et ux, recorded in Volume M-78, page 15469, microfilm records of Klamath County, Oregon; thence continuing North along said West line a distance of 130 feet to a point; thence East, parallel with the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$  to the Westerly right-of-way line of Highway #58; thence S. 16°21'06" E. along said right-of-way line a distance of 139.3 feet, more or less, to the Southeast corner of said parcel described in Volume M-78, page 15469; thence West along the South line of said parcel to the point of beginning; said parcel containing 2.25 acres, more or less.

EXHIBIT "B"

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 24 South, Range 7, E.W.M., described as follows:

Beginning at a point on the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$  which is 630 feet North of the Southwest corner thereof; thence East, parallel with the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ , to the Westerly right-of-way line of Highway #58; thence N. 16°21'06" W. along said right-of-way line a distance of 268.7 feet, more or less, to the Southeast corner of parcel described in deed to Clarence W. Reeve, recorded in Volume M-84, page 19845, microfilm records of Klamath County, Oregon; thence West along the South line of last mentioned parcel to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence South along said West line a distance of 255.5 feet, more or less, to the point of beginning; said parcel containing 4.09 acres, more or less.